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- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) A minimum of seventy-five percent (75%) of the ~~The~~ grapes utilized in wine production and retail wines sales shall ~~meet the following minimum requirement: seventy five percent (75%) shall~~ be grown in Riverside County, except during for the following:
 - a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any

1 winery within the Temecula Valley Wine Country Area
2 Policy Area may take advantage of the exemption.

3 b. ~~During the~~ The first two years ~~three~~s from the plot plan's or
4 conditional use permit's effective date.

5 (9) For winery entitlements and revised entitlements approved after the
6 effective date of Ordinance No. 348.4818, at least fifty percent
7 (50%) of the wine sold by a winery shall be produced on the winery
8 ~~premiss~~site. This development standard does not apply to wineries
9 approved and operating under an existing valid entitlement before
10 the effective date of Ordinance No. 348.4818. Any change or
11 expansion by these wineries requiring a revised entitlement shall be
12 consistent with this development standard.

13 (10) A Class I Winery shall be less than 1,501 square feet in size.

14 (11) A Class II Winery shall be at least fifteen hundred (1,500) square
15 feet in size and shall produce at least three thousand five hundred
16 (3,500) gallons of wine annually as determined by the County
17 Agricultural Commissioner.

18 (12) Prior to the issuance of a building permit for any incidental
19 commercial uses, the winery shall be constructed.

20 (13) Prior to the issuance of a certificate of occupancy for any incidental
21 commercial uses, the winery shall be operational.

22 (14) Buildings and structures shall be designed in a rural, equestrian or
23 wine country theme consistent with the Temecula Valley Wine
24 Country Design Guidelines.

25 (15) Automobile parking spaces shall comply with Section 18.12 of
26 Ordinance No. 348 and shall be consistent with the rural standards
27 of the Temecula Valley Wine Country Policy Area of the Riverside
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1 County General Plan and the Temecula Valley Wine Country
2 Design Guidelines.

3 (16) Loading, trash, and service areas shall be screened by structures or
4 landscaping and shall be located and designed in such a manner as
5 to minimize noise and odor impacts to adjacent properties.

6 (17) Outside storage areas shall be screened from view by structures or
7 landscaping.

8 (18) All roof mounted mechanical equipment shall be screened from the
9 ground elevation view to a minimum sight distance of thirteen
10 hundred twenty feet (1,320').

11 SECTION 14.98. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R)
12 ZONE.

13 a. ALLOWED USES. The following uses are allowed:

14 (1) One-family dwelling.

15 (2) Cottage Industry provided activities are limited to knitting, basket
16 making, sewing, quilting, pottery, scrap booking and cooking
17 classes or services; no more than one full-time employee engages in
18 cottage industry activities on site at any one time; no more than 10
19 customers visit the site at any given time; no customer lodging
20 occurs on site without an approved Cottage Inn.

21 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and
22 herb gardening; orchards; apiaries; the drying, processing and
23 packing (other than canning) of fruits, nuts, vegetables and other
24 horticultural products where such drying, processing or packing is in
25 conjunction with an agricultural operation or an incidental
26 commercial use as defined in this ordinance and further provided that
27 the permanent buildings and structures used in conjunction with such
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1 [processing operations are constructed in compliance with the](#)
2 [requirements of Ordinance No. 457.](#) -

3 (4) The systematic rotation of animals for grazing is allowed so long as the
4 total number of animals does not exceed the maximum allowed
5 pursuant to Section 14.98.a.(5) herein. Notwithstanding the foregoing,
6 there shall be no limit to the allowable number of sheep, goats or cattle
7 which may be temporarily grazed on any premises when the grazing is
8 for the purpose of cleaning up unharvested crops, provided that such
9 grazing is not conducted for more than four weeks in any six month
10 period and that the total number of sheep, goats or cattle permanently
11 kept on the premises does not exceed the maximum allowed.

12 (5) The noncommercial keeping, raising or boarding of horses, cattle,
13 sheep, and goats on lots 20,000 square feet or larger and 100 feet in
14 width, provided they are kept not less than 50 feet from any
15 dwelling unit other than a dwelling unit located on the same lot. The
16 number of such animals is not to exceed five (5) animals per gross
17 acre of all the land available. The provisions of this subsection apply
18 to mature breeding stock, maintenance stock and similar farm stock,
19 and shall not apply to the offspring thereof, if such offspring are being
20 kept solely for sale, marketing or slaughtering prior to the age of
21 maturity. In all cases the allowable number of animals per acre shall be
22 rounded to the nearest whole number.

23 (6) Farms or establishments for the selective or experimental breeding
24 and raising of horses, cattle, sheep, and goats subject to the
25 limitations set forth in section a.(5) herein.

26 (7) Future Farmers of America or 4-H projects.
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1 (8) Outside storage of materials, such as irrigation equipment and
2 farming machinery, is allowed as an accessory use with no limit
3 provided the materials are used in conjunction with a farm.
4 Otherwise, the outside storage of materials is allowed as an
5 accessory use on lots smaller than one-half acre provided the
6 amount is limited to 100 square feet with a maximum height of six
7 feet and is allowed as an accessory use on lots one-half acre or
8 larger provided the amount is limited to 200 square feet with a
9 maximum height of six feet.

10 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The
11 following uses are permitted provided a plot plan has first been approved
12 pursuant to Section 18.30 of this ordinance.

13 (1) In addition to the principal dwelling, an additional one family
14 dwelling may be permitted for each ten acres of a farm. Any such
15 additional dwelling shall be located on a lot being farmed and may
16 be occupied by the owner, operator or employee of the farming
17 operation as a one family dwelling provided that:

- 18 a. The dwelling is not rented or offered for lease.
 - 19 b. The dwelling is located not less than 50 feet from any lot
20 line.
 - 21 c. The dwelling is screened from view from the front lot line by
22 shrubs or trees.
 - 23 d. The arrangement of the dwelling, sanitary facilities and
24 utilities conforms with all requirements of law including
25 requirements of the County Public Health Department and
26 the County Building and Safety Department.
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1 e. The total number of such additional dwellings for any farm
2 shall not exceed four.

3 (2) A temporary stand for the display and sale of agricultural products
4 of any authorized use that are produced on the lot where such stand
5 is located or are produced on contiguous lots owned or leased by
6 the owner or occupant of the premises. The temporary stand shall
7 be operated by the producer of the agricultural products. The
8 duration of sales from the temporary stand shall not exceed a period
9 of three continuous months or a total of six months during any
10 calendar year. The stand shall not exceed 300 square feet and shall
11 not include any permanent building or structure. Off-street parking
12 shall be provided as required in Section 18.12 of Ordinance No. 348,
13 except that no paving shall be required.

14 (3) Cottage Inn provided the use is conducted within a one family
15 dwelling unit, is secondary to the principal use of the one family
16 dwelling as a residence and employs no more than two persons who
17 are not residents of the one family dwelling

18 (4) Class I, II winery.

19 c. Wine Country Clustered subdivision that complies with Ordinance No. 460
20 and the development standards set forth in the WC-R zone.

21
22 SECTION 14.99. DEVELOPMENT STANDARDS.

23 a. General Standards. The following standards shall apply to all uses and
24 development in the WC-R Zone, except for residential subdivisions tract
25 and parcel maps tentatively approved prior to the effective date of
26 Ordinance No. 348.4729. Such subdivisions maps shall comply with the
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1 development standards of their previous zoning classifications in Ordinance
2 No. 348:

- 3 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the
4 minimum lot size for subdivisions shall be 5 gross acres. On flag lots,
5 the minimum lot size shall be determined by excluding that portion of a
6 lot that is used solely for access to the portion of a lot used as a building
7 site.
- 8 (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions, lots
9 shall have a minimum average width of two hundred feet (200').
- 10 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the
11 minimum average lot depth shall be 100 feet.
- 12 (4) SETBACKS. The following setback requirements shall apply.
- 13 a. The minimum front setback for buildings and structures shall
14 be fifty feet (50') from the property line.
 - 15 b. The minimum side setback for buildings and structures shall
16 be thirty feet (30') from the property line.
 - 17 c. The minimum rear setback for buildings and structures shall
18 be thirty feet (30') from the property line.
 - 19 d. The minimum road right of way setback for all buildings and
20 structures shall be fifty feet (50'), except when the site is
21 located next to Rancho California Road, Monte De Oro
22 Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola
23 Road, Buck Road, Borel Road, Butterfield Stage Road, Calle
24 Contento Road, Camino Del Vino Road, and Highway 79
25 South where the minimum setback requirement shall be one
26 hundred feet (100'). The minimum one hundred foot (100')
27 setback requirement does not apply when it makes a single
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1 lot undevelopable for a one family dwelling. In such an
2 event, the minimum fifty foot (50') setback requirement shall
3 apply to the lot.

4 e. The minimum road right of way setback for permanent
5 buildings and structures used in conjunction with drying,
6 processing, and packing operations shall be fifty feet (50'),
7 except when the site is located next to Rancho California
8 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,
9 Pauba Road, De Portola Road, Buck Road, Borel Road,
10 Butterfield Stage Road, Calle Contento Road, Camino Del
11 Vino Road, and Highway 79 South where the minimum
12 setback requirement shall be one hundred feet (100').

13 f. The minimum road right of way setback for all winery
14 buildings and structures shall be fifty feet (50'), except when
15 the site is located next to Rancho California Road, Monte De
16 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De
17 Portola Road, Buck Road, Borel Road, Butterfield Stage
18 Road, Calle Contento Road, Camino Del Vino Road, and
19 Highway 79 South where the minimum setback requirement
20 shall be one hundred feet (100').

21 (5) HABITABLE STORIES. The number of habitable stories above a
22 building's lowest above ground finished floor shall not exceed two
23 (2).

24 (6) HEIGHT.

25 a. The maximum height for a building shall not exceed forty
26 thirty feet (340'), ~~except when the project design~~
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1 ~~incorporates terraced lots, then the maximum height of the~~
2 ~~building shall not exceed forty feet (40') when measured~~
3 ~~from the lowest finished graded pad.~~ Architectural elements
4 such as spires, minarets, chimneys or similar structures may
5 exceed the prescribed height limits where such structures do
6 not provide additional floor space.

7 b. The maximum height for a structure shall not exceed fifty
8 feet (50') in height, unless a greater height is approved
9 pursuant to Section 18.34 of this ordinance. In no event,
10 however, shall a structure exceed seventy-five (75') feet in
11 height, unless a variance is approved pursuant to Section
12 18.27 of this ordinance.

13 (7) Site layouts and building designs shall minimize noise impacts on
14 surrounding properties and comply with Ordinance No. 847.

15 (8) Drainage channels shall be constructed to avoid undermining or
16 eroding the roadbed.

17 (9) Curbs, gutters and streetlights shall be constructed in accordance
18 with Temecula Valley Wine Country Design Guidelines.

19 (10) Site layout and design shall be consistent with existing and planned
20 recreational trails and bike paths set forth in the General Plan and
21 the Temecula Valley Wine Country Design Guidelines.

22 (11) All utilities shall be installed underground except electrical lines
23 rated at 33kV or greater which may be installed above ground.

24 (12) All exterior lighting shall comply with applicable requirements of
25 Ordinance Nos. 655 and 915.

26 (13) All exterior lighting, including spotlights, floodlights, electric
27 reflectors and other means of illumination for signs, structures,
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1 landscaping, parking, loading, unloading and similar areas, shall be
2 focused, directed, and arranged to prevent glare and direct
3 illumination of streets or adjoining property.

4 (14) On-site advertising signs shall be consistent with Temecula Valley
5 Wine Country Design Guidelines and comply with all applicable
6 County signage requirements.

7 (15) All residential developments shall record a Right-to-Farm covenant,
8 pursuant to Ordinance No. 625 to protect the vineyard uses from
9 residential encroachment and conflicting land uses.

10 b. Wine Country Clustered Subdivision Development Standards.

11 In addition to the General Standards, the following standards shall apply to
12 wine country clustered subdivision in the WC-R Zone:

13 (1) Site layout and design shall be consistent with the Temecula Valley
14 Wine Country Design Guidelines to maximize unique site
15 characteristics including, but not limited to, the natural topography,
16 scenic vistas, soil quality and drainage patterns.

17 (2) The minimum residential lot size shall be one (1) gross acre.

18 (3) Prior to tentative approval of an applicable subdivision map, at least
19 seventy five percent (75%) of net project area shall be set-aside for
20 planting vineyards through production lots or deed restriction.

21 (4) Fifty percent (50%) of the set-aside area shall be planted prior to
22 issuance of the building permit for the first dwelling unit and
23 remaining twenty five percent (25%) prior to finalization of the
24 building permit for the first dwelling unit.

25 (5) A wine country clustered subdivision consisting of forty (40) gross
26 acres or more shall provide at least one (1) production lot.
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- (6) A wine country clustered subdivision that includes a production lot of at least 25 gross acres may have a Class I winery.
- (7) Set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner's association, home owner's association or County Service Area.
- (8) On-site improvements for production lots and deed restricted areas including, but not limited to, lighting, ingress and egress shall be limited to improvements necessary to maintain the production lots and deed restricted areas.
- (9) On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be consistent with the Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (10) Wine Country Clustered subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.

c. Winery Standards. In addition to the General Standards, the following standards shall apply to all wineries in the WC-R zone:

- (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.

- 1 (3) The seventy-five (75%) planting requirement shall not include water
2 features, natural or manmade lakes or the planting of grapevines in
3 parking lots, but may include planting in the road right of way as
4 may be approved by the Director of Transportation or his designee.
- 5 (4) Vineyards used to meet the above planting requirement shall have a
6 minimum average density of 450 vines per acre. Olive trees used to
7 meet the above planting requirement shall have a minimum average
8 density of 100 olive trees per acre.
- 9 (5) The seventy-five (75%) planting requirement shall be maintained for
10 the life of the permit.
- 11 (6) No amplified sound shall be permitted outdoors, unless an exception
12 to Ordinance No. 847 has been applied for and approved.
- 13 (7) Prior to obtaining a Certificate of Occupancy, a winery operator
14 shall obtain all applicable permits or licenses required by the
15 California Department of Beverage Control.
- 16 (8) A minimum of seventy-five percent (75%) of the ~~The~~ grapes utilized
17 in wine production and retail wines sales shall ~~meet the following~~
18 ~~minimum requirement: seventy five percent (75%) shall~~ be grown
19 in Riverside County, except during for the following:
- 20 a. When the Board of Supervisors declares an Agricultural
21 Emergency for the Temecula Valley Wine Country Area.
22 The declaration shall be for a specific period of time and any
23 winery within the Temecula Valley Wine Country Area
24 Policy Area may take advantage of the exemption.
- 25 b. During ~~the~~ first two years ~~three~~ from the plot plan's or
26 conditional use permit's effective date.
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- (9) For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site premises. This development standard does not apply to wineries approved and operating under an existing valid entitlement before the effective date of Ordinance No. 348.4818. Any change or expansion by these wineries requiring a revised entitlement shall be consistent with this development standard.
- (10) A Class I Winery shall be less than 1,501 square feet in size.
- (11) A Class II Winery shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner.
- (12) Prior to the issuance of a building permit for any incidental commercial uses, the winery shall be constructed.
- (13) Prior to the issuance of a certificate of occupancy for any incidental commercial uses, the winery shall be operational.
- (14) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (15) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

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- (16) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- (17) Outside storage areas shall be screened from view by structures or landscaping.
- (18) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty feet (1,320')."

Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman

ATTEST: Kecia Harper-Ihem
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
February _____, 2014

By: _____
KARIN WATTS-BAZAN
Principal Deputy County Counsel

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MPC
2/20/14

G:\PROPERTY\MCLACK\PLANNING AND LAND USE\WINE COUNTRY COMMUNITY PLAN\FINAL CLEAN WCCP ZONING ORDINANCE APPROVED BY BOARD 1-25-14.DOC
G:\PROPERTY\MCLACK\PLANNING AND LAND USE\WINE COUNTRY COMMUNITY PLAN\CLEAN UP REVISIONS TO WCCP ZONING ORDINANCE APPROVED BY BOARD 1-25-14.DOC



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2015**

I. AGENDA ITEM 4.9

CHANGE OF ZONE NO. 7879 – Intent to Consider an Addendum to EIR No. 524 – Applicant: Riverside County – Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)- Temecula Valley Wine Country Policy Area – Location: The Temecula Valley Wine Country Policy Area, approximately 17,910 acres east of the City of Temecula - Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum) (A-1-10, A-1-20), Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC – WE) and Citrus Vineyard (CV).

II. PROJECT DESCRIPTION:

The Project is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country – Residential (WC-R) Zone and the Wine Country – Equestrian (WC-E) Zone. In summary, the modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region's characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Spoke in favor of the proposed project:

- Steve Converse
- James A. Carter, Interested Party, 34843 Rancho California Rd., Temecula (714) 743-6374
- Elizabeth Morales, Interested Party
- Ben Drake, 39390 Colleen Way, Temecula (951) 775-5500
- Robert Renzoni, Applicant
- Phil Baily, Interested Party
- Jeff Wiens, Interested Party
- Michele Staples, Interested Party, 2030 Main St., Ste 1200, Irvine (949) 851-7409

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2015**

Did not indicate a position:

- Danny Martin, Applicant, 36100 Pauba Rd., Temecula (714) 803-5892
- Bill Wilson, Interested Party, 35960 Rancho California, Temecula 699-9463

Indicated both in favor and in opposition to the proposed project:

- Michael Newcomb
- Rick Neugsbauer, Applicant
- Rebaux Steyn, Interest Party (951) 217-7355

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Taylor Berger, 2nd by Commissioner Leach

A vote of 5-0

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL ASSESSMENT NO. 524**; and,

APPROVED of **CHANGE OF ZONE NO. 7879**; and,

ADOPTED ORDINANCE NO. 348.4817.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 4, 2015**

proposing to permit the project site to use a community water system. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

- 4.9 CHANGE OF ZONE NO. 7879** – Intent to Consider an Addendum to EIR No. 524 – Applicant: Riverside County – Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)- Temecula Valley Wine Country Policy Area – Location: The Temecula Valley Wine Country Policy Area, approximately 17,910 acres east of the City of Temecula - Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural-10 and 20 Acre Minimum (A-1-10, A-1-20), Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC – WE) and Citrus Vineyard (CV) **REQUEST:** The Project is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country – Residential (WC-R) Zone and the Wine Country – Equestrian(WC-E) Zone. In summary, the modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region’s characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Planning Commission Action:

Public Comments:

By A Vote Of

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL ASSESSMENT NO. 524;** and,


APPROVE of **CHANGE OF ZONE NO. 7879;** and,

ADOPT ORDINANCE NO. 348.4817.

5.0 WORKSHOP

Agenda Item No.: 4 . 9
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Matt Straite
Phayvanh Nanthavongdouangsy
Planning Commission: November 4, 2015

CHANGE OF ZONE NO. 7879
ORDINANCE NO. 348. 4817
Applicant: TLMA – PLANNING DEPARTMENT


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Ordinance No. 348.4817, is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country – Residential (WC-R) Zone and the Wine Country – Equestrian (WC-E) Zone, as well as, modification to other sections within Ordinance No. 348 for consistency purposes including Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone.

In summary, the modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region’s characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site.

Change of Zone No. 7879 is a tracking tool used by the Planning Department to implement the text amendments to Ordinance No. 348 made by Ordinance No. 348.4817.

The Wine Country Zones are only applicable to development within the Temecula Valley Wine Country Policy Area boundary. The Policy Area is located in the Southwest Area Plan generally within the southwestern portion of the unincorporated Riverside County, approximately three miles north of the San Diego County’s border. The Policy Area covers approximately 17,910 acres of land located east of the City of Temecula, north of the Pechanga Band of Luiseno Indian Reservation, south of Lake Skinner, and northwest Vail Lake.

BACKGROUND

The Temecula Valley Wine Country Policy Area contains prime agricultural lands, rural residential estates, vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, residential uses with equestrian amenities and vacant undeveloped properties. The existing wineries include ancillary uses such as wine tasting rooms, retail wine and gift sales, delicatessens, lodging facility accommodations, restaurants, and special occasion facilities. There are 39 existing wineries in operation, 6 approved wineries not yet constructed, and two winery related development application currently in the development review process.

On March 11, 2014, the Board of Supervisors approved the Temecula Valley Wine Country Community Plan (“Plan”) and certified EIR No. 524. At the time of its approval, the Board of Supervisors directed

staff to monitor the plan's implementation and report back after a year with recommendations on improvement if needed.

Over the past year, Planning received suggested improvements to the Plan specifically relating to the Wine Country Zones. A Majority of the suggestions focused on the entitlement process, clarify terms and uses unique to Wine Country, approaches to site design, winery development standards, and consistency between the Wine Country Zones as well as its consistency to the Policy Area. These targeted modifications would improve the implementation of the Plan and ensure the Plan maintains its objectives.

On September 15, 2015 per Staff's recommendation, Board initiated an amendment to Ordinance No. 348 to modify sections of the Wine Country Winery and Wine Country – Winery Existing Zones, with some possible minor revision in the other zones for consistency purposes. It is important to highlight that the changes to be considered would not fundamentally alter the vision of the Plan, which creates a balance between the needs of the wineries, residential, and equestrian uses by establishing specific districts for each use. The ordinance amendment initiated by the Board is limited to Ordinance No. 348 and does not include an amendment to the County's General Plan.

The suggested changes to Ordinance No. 348 were discussed at a Planning Commission Workshop on October 29, 2015. Community members and Planning Commission provided feedback concerning the project. The workshop open discussions concerning the term site vs. premise, the 75% planting requirement and impacts on residents. Feedback from the community members were either in support or opposition of the proposed changes. Ordinance No. 348.4817 include some of the minor changes suggested at the workshop, this includes updating the definition for Wine Country Resort and adding "at a minimum" in the development standard for the requirement of using local sourced grapes.

Ordinance No. 348.4817 will include the following amendments to Ordinance No. 348 to reinforce the Plan's vision and improve implementation:

- A. Permit Class V with a Plot Plan approval;
- B. Revise Section 14.94 to allow the 31 existing wineries that were previously approved to continue operating and expand under the WC-WE Zone;
- C. Adjust development standards to include flexible site design options to protect the regions' aesthetic characteristics;
- D. Clarify definitions unique to Wine Country;
- E. Ensure consistency between the Wine Country Zones and Temecula Valley Wine Country Policy Area;
- F. Institute minor modifications to the winery development standards to strengthen the fundamentals of a winery establishment; and,
- G. Modify Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone to include the WC Zones.

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL ASSESSMENT NO. 524**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment in conformance with State CEQA Guidelines sections 15162 and 15164; and,

ADOPT ORDINANCE No. 348.4817 modifying provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country – Residential (WC-R) Zone and the Wine Country – Equestrian (WC-E) Zone, as well as, modifications to other sections within Ordinance No. 348 for consistency purposes including Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone, based on the findings and conclusions incorporated in the staff report.

FINDINGS:

1. The proposed ordinance amendment is specific to the Wine Country Zones that implements the policies of the Southwest Area Plan's Temecula Valley Wine Country Policy Area. The proposed changes to the Wine Country Zones definitions, uses and development standards, as well as, other sections of Ordinance No. 348, will ensure that the implementing zones will maintain distinctive characteristics of the Winery, Equestrian, and Residential Districts (SWAP 1.2). The proposed changes will permit the densities outlined in SWAP 1.5 which is 1 dwelling unit per 10 acres for the Winery and Equestrian Districts. The proposed changes do not eliminate or add uses in the Wine Country Zoning Classifications, it would permit the existing uses to operate and expand under its approved entitlements that were adopted prior to March 11, 2014 (SWAP 1.10). The proposed amendment to Ordinance No. 348 Section 18.48 "Alcoholic Beverage Sales" and Section 21.3 "Agricultural Zone" is a technical amendment to the Ordinance No. 348 to include the newly created WC Zones.
2. The ordinance amendment is consistent with the Temecula Valley Wine Country Policy Area and does not change the objectives of the Wine Country Community Plan because it will improve implementation of the Community Plan by the following:
 - a. Permit a Class V Winery with a Plot Plan Approval;
 - b. Revise Section 14.94 to allow the 31 existing wineries that were previously approved to continue operating or expand under the WC-WE Zone;
 - c. Adjust development standards to include flexible site design options to protect the regions' aesthetic characteristics;
 - d. Clarify definitions unique to Wine Country;
 - e. Ensure consistency between the Wine Country Zones and the Temecula Valley Wine Country Policy Area;

- f. Institute minor modifications to the winery development standards to strengthen the fundamentals of a winery establishment; and;
 - g. Modify Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone to include the WC Zones.
3. Pursuant to State CEQA Guidelines section 15164, the proposed Project makes minor technical changes or additions to the Wine Country Zones of Ordinance No. 348 and none of the conditions described in State CEQA Guidelines section 15162 have occurred as further described below and in the Addendum attached hereto and incorporated herein by this reference:

- A) The proposed project includes minor changes and additions to the Wine Country Zoning Classification definitions, entitlement process, and development standards to improve implementation of the Wine Country Community Plan. These modifications are in line with what was considered and analyzed in EIR No. 524.

In terms of definitions, the modified definitions will clarify existing terms specifically developed for Wine Country and will not introduce any new uses or intensify any conditions that the Plan considered and analyzed in EIR No. 524. No new terms are being introduced with this project.

In terms of permitting a Class V Winery with a Plot Plan approval, a Class V Winery was assumed to occur and is encouraged to develop in the Winery District. The change to permit it with a plot plan is a procedural change. Similar to a CUP process, a PP will need a CEQA determination, public hearing process, and require public notification prior to approval of an implementing project. This change does not change the build out assumptions, introduce a new use, or intensify a use that was assumed for the Plan and analyzed in EIR No. 524.

In terms of revision to the WC-WE Zone to include existing uses previously entitled, the modification would allow the existing 31 existing wineries shown on Ordinance No. 348 Figure 4A to continue operating or expand under WC-WE Zone. This change will include an existing use to the WC-WE Zone, does not introduce a new use, or intensify a use that was assumed for the Plan and analyzed in EIR No. 524.

In terms of use adding provisions that would permit agricultural buildings and structures in WC-W, WC-WE, and WC-R, the change will make these zones consistent with the WC-E Zone and all other agricultural zones of Ordinance No. 348. The existing Wine Country Zones permits "the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance". This change would clarify that agricultural building and structures may establish to support these agricultural operations that were assumed to occur within the Plan area and analyzed in EIR No. 524. The agricultural buildings and structures shall be in compliance with the County's Ordinance No. 457 "Building Codes and Fees Ordinance". This change does not introduce a new use, or intensify a use that was assumed for the Plan and analyzed in EIR No. 524.

In terms of decreasing the minimum lot size to 10 gross acres for future subdivision within the WC-W and WC-WE development standards, this modification will make the WC-W and WC-WE Zone consistent with the Policy Area policy SWAP 1.10. SWAP 1.10 set the maximum density for the Winery District to 1 dwelling unit per 10 gross acres. The zones will be modified to reflect the prescribed density assumed for build out of the Plan and analyzed in EIR No. 524. This change does change the buildout projection of the Plan or introduce a new use or intensify a use beyond what was analyzed in EIR No. 524.

In terms of development standards for habitable stories and height restrictions, the maximum number of habitable stories and height are increased from what was considered under the approved Plan; however, they do not present a new use or intensification of uses already permitted in the WC Zones. The number of stories may increase to three stories only if the Wine Country Hotel or Wine Country Resort is adjacent to a major road and set back 500' or if only two stories are visible from that specified road. The number of habitable stories along all other roads within the Winery District will remain at two. The building height limit is increased from 30' to 40'. The scenic resources identified in EIR No. 524 included rolling hills, residential estates, vineyards, existing wineries and equestrian uses. The existing building height of these scenic resources ranges from 20' to 50'. The 40' limitation maintains a fairly low height restriction that is consistent to what occurs in the Plan area. The proposed changes to maximum number of habitable stories and building height limit will allow implementing projects greater flexibility in building and site design to maximize its buildout potential. The changes would not present a new use or intensification of uses already permitted through the WC Zones that would result in a new significant environmental effects.

In terms of the development standards for a winery, the change to the winery standards will emphasize the importance of utilizing local sourced grown grapes, specifically grown within Riverside County, in wine production and that 50% of wine sold shall be produced on a winery project's site. This modification does not introduce a new use or intensify a use considered to occur within the Plan area and analyzed in EIR No. 514.

In terms of updating other sections of Ordinance No. 348, specifically Section 18.48 "Alcoholic Beverage Sales" and Section 21.3 "Agricultural Zone" these changes are considered technical changes. The change will include the WC Zones in Section 18.48 in order to regulate the sales of wine for off-site consumption. The project will also add WC-E, WC-WE, and WC-W zones as agricultural zones defined in Ordinance No. 348. This is a technical change and does not introduce a new use or intensify a use already considered to occur in the Plan area and analyzed in EIR No. 524.

The project components outlined above are minor changes to the Ordinance No. 348, the changes do not include a new use or intensification of a use considered to occur in the Plan area and analyzed in EIR No. 524; therefore, the modification would not create a new significant environmental effects or a substantial increase in severity of previously identified significant effects;

- B) The proposed project will clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design, ensure the use of local sourced grapes and wine production on the winery site; as

well as, make technical changes to other sections of Ordinance No. 348. As mentioned above, these changes are minor changes to Ordinance No. 348 and will not result in new significant environmental effects or substantial increase in severity of previously identified significant effects.

C) As mentioned above the project includes minor modifications to Ordinance No. 348 that was analyzed a part of the Plan through EIR No. 524. These minor modifications will not present new information of substantial importance which was not known at the time the previous EIR was certified. The Wine Country Community Plan included Ordinance 348.4729 that outlines the Wine Country Zone definitions, permitted uses, and development standards. The proposed project makes minor modifications to the Wine Country Zoning Classification and technical amendments to other sections of Ordinance No. 348.

1) The change does not introduce a new use or intensify a use considered to occur in Plan area and analyzed in EIR No. 524; nor do the modifications introduce a new impact that was not discussed and mitigated for in EIR No. 524; therefore, the modification will not preset a new significant effect that was not discussed in EIR No. 524.

2) The EIR No. 524 found that implementation of the Plan will have impacts to the environment and included mitigation measures or statement of overriding consideration for these impacts. The minor change to Ordinance No. 348 will not introduce a new use or intensify a use considered to occur in the Plan Area that would result in a more severe environmental effect than shown in the previous EIR.

3) The project will not make any of the mitigation measures or alternatives previously found not to be in EIR No. 524 feasible.

4) The project would not result in modifications of existing mitigation measures outlined in EIR No. 524.

CONCLUSIONS:

1. The proposed amendment to Ordinance No. 348 does not change the objectives of the Wine Country Community Plan.
2. The proposed amendment to Ordinance No. 348 definitions, uses, and development standards are consistent with the Temecula Valley Wine Country Policy Area.
3. The public's health, safety and general welfare are protected through the project design.
4. The proposed project will ensure implementing projects are compatible with the present and future development of the Policy Area.
5. The proposed project will not introduce a new use or increase the severity of a use considered to occur in the Plan Area and analyzed in EIR No. 524.

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**First Addendum to Final Environmental Impact Report No. 524
State Clearing House No. 2009121076 | EIR NO. 524 Certified on March 11, 2014**

Project Case Type (s) and Number(s): Zone Change NO. 7879 (Ordinance No. 348.4818)
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Phayvanh Nanthavongdouangsy
Telephone Number: 951-955-6573
Applicant's Name: County of Riverside Planning Department
Applicant's Address: 4080 Lemon St. 12th Floor, Riverside CA 92507

I. PROJECT INFORMATION

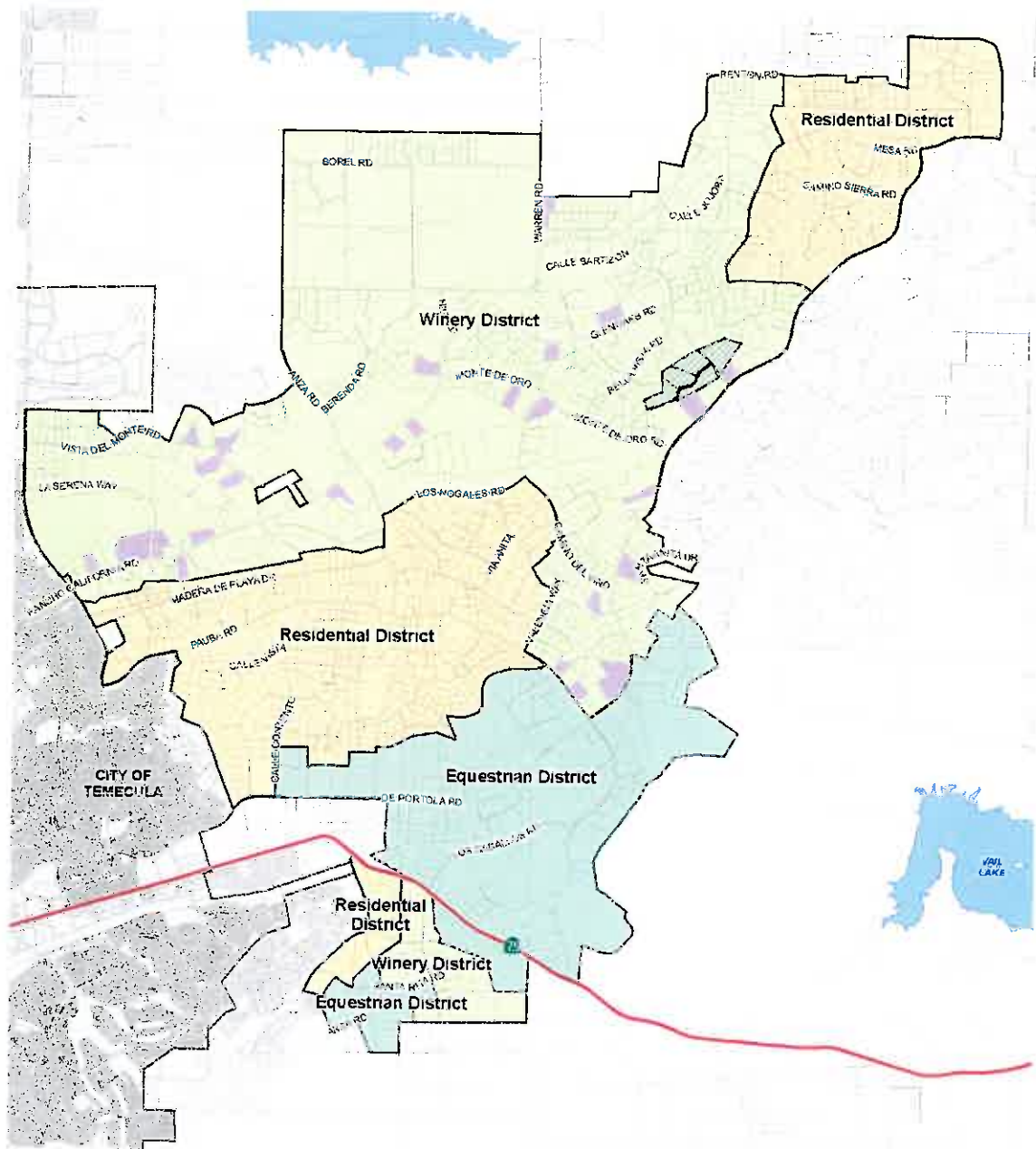
A. Project Summary:

The project, Change of Zone No. 7879, also called Ordinance No. 348.4818, is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: Wine Country – Winery (WC-W) Zone, the Wine Country – Winery Existing (WC-WE) Zone, Wine Country – Equestrian (WC-E) Zone and the Wine Country – Residential (WC-R) Zone; as well as, modification to other sections within Ordinance No. 348 for consistency purposes including Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone.

The modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region's characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site.

The Wine Country Zones are only applicable to development within the Temecula Valley Wine Country Policy Area boundary shown in Figure 1 below. The Policy Area is located in the Southwest Area Plan generally within the southwestern portion of the unincorporated Riverside County, approximately three miles north of the San Diego County's border. The Policy Area covers approximately 17,910 acres of land located east of the City of Temecula, north of the Pechanga Band of Luiseno Indian Reservation, south of Lake Skinner, and northwest Vail Lake.

(Figure 1: Southwest Area Plan Figure 4B "Temecula Valley Wine Country Policy Area with Districts)



Data Source: Riverside County 2011

- Existing Wineries (Less than 20 acres gross)
- Highways
- Equestrian District
- Residential District
- Winery District
- Winery District Overlay
- City Boundary
- Waterbodies

Figure 4B

December 2, 2013
 0 0.5 1 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the accuracy of the source or other data. County of Riverside makes no warranty or guarantee of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user.



PROPOSED TEMECULA VALLEY WINE COUNTRY POLICY AREA WITH DISTRICTS

Project Background

The Wine Country Zones are a part of the Temecula Valley Wine Country Community Plan ("Plan") approved by the Board of Supervisors on March 11, 2014 to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunity for continued development and expansion of winery operations within this region of Riverside County.

The Plan included General Plan Amendment No. 1077 to establish the Temecula Valley Wine Country Policy Area ("Policy Area") with four distinctive Districts (Winery, Equestrian and Residential Districts) along with guiding policies, Ordinance No. 348.4729 to establish the four Wine Country Zones, the Temecula Valley Wine Country Design Guidelines and the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook. The Community Plan potential environmental impacts were analyzed and disclosed through Environmental Impact Report No. 524 which was certified along with the approval of the Plan.

The Wine Country Zones are designed to implement each of the Policy Area Districts and are included in Ordinance No. 348 Riverside County Land Use Ordinance. The purpose of the Wine Country Zones is "to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses, such as winery operations and equestrian establishments shall be authorized only when they are secondary, and directly related, to the agricultural or equestrian operations. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations." The Wine Country Zones provides definitions unique to the Wine Country Zones (Ordinance No. 348 Section 14.91), and each WC Zones provides a list uses and development standards (Ordinance No. 348 Section 14.92 – 14.99).

Project Description

At the time of the Plan's approval, the Board of Supervisors directed staff to monitor the Plan's implementation and report back after a year with recommendations on improvement if needed. Over the past year, Planning received several suggested improvements to the Plan specifically relating to the Wine Country - Winery (WC-W) and Wine Country – Existing (WC-E) Zones. The majority of the suggestions focused on entitlement process, request for clarification of terms and uses unique to Wine Country, flexible approaches to site design, winery development standards, and consistency between each Wine Country Zones and other sections of Ordinance No. 348, as well as, its consistency to the Policy Area. These targeted modifications would improve the implementation of the Plan and ensure the Plan maintains its objectives. As such, On September 15, 2015 per Staff recommendations, the Board initiated an amendment to Ordinance No. 348 to modify sections of the WC-W and WC-WE zones and include modifications to other sections of Ordinance 348 for consistency purposes.

The project will include the following suggested improvements to Ordinance No. 348 to reinforce the Plan's vision and improve implementation:

a) Permit Class V Winery with a Plot Plan approval

One of the Plan's objectives is "to preserve and enhance the Wine Country region's viticulture potential, rural life style and equestrian activities." The Plan was develop with recognition that the existing agricultural uses and wineries are the building blocks to region's agriculture and economic success. Therefore, the uses that were approved prior to the approval of the Wine Country Community Plan are encouraged to continue to operate as entitled or expand under the Wine Country – Winery and Wine Country – Winery Existing Zones. The Environmental Impact Report (EIR) No.

524 included an inventory of winery entitlements, which includes those that have been approved or under development review at the time the Notice of Preparation was issued, to establish the baseline conditions and to formulate buildout assumptions for impact analysis.

The existing wineries were all approved through the Plot Plan entitlement process. Many of the existing wineries on 20 gross acres or larger would be classified as a Class V Winery under the WC-W Zone. The existing WC-W Zone permits a Class V Winery through an approval of a Conditional Use Permit. Therefore, modifications to an existing winery operation would need to be processed through a new Conditional Use Permit instead of a revision to an existing Plot Plan.

This has created an inefficient review process for existing wineries that would like to modify or expand operations under the WC-W Zone. To ensure that modifications to existing entitlements can occur in an efficient manner, Ordinance No. 348.4818 proposes to permit Class V Wineries through an approval of a Plot Plan, just as they were processed in the past under the C/V Zone. A Class VI Winery will continue to be permitted through an approval of a Conditional Use Permit. This modification is a procedural amendment to the entitlement process. A Plot Plan and Conditional Use Permit both requires site specific analysis, an environmental determination under CEQA, public noticing, and public hearing process. This proposed change will modify Ordinance No. 348 Section 14.92 b (4) and c (2), as noted in Ordinance No. 348.4818 Sections 10 and 11.

This modification is a procedural change that does not change the impact analysis and conclusion of EIR No. 524. This project component does not add a new use or intensify uses that were considered to occur in the Plan area. The Plan permits Class V Wineries in the Winery District. All implementing projects, including a Class V Winery, will require a site specific analysis, and a CEQA determination, as well as, comply with the General Plan policies, development standards, and EIR No. 524 Mitigation Measures. This project component is a procedural change and would not present a significant environmental effect or substantial increase in the severity of previously identified significant effects. This project component will only modify the type of permit needed to establish a Class V Winery; therefore, this change does not create new information of substantial importance that was not known at the time the EIR No. 524 was certified.

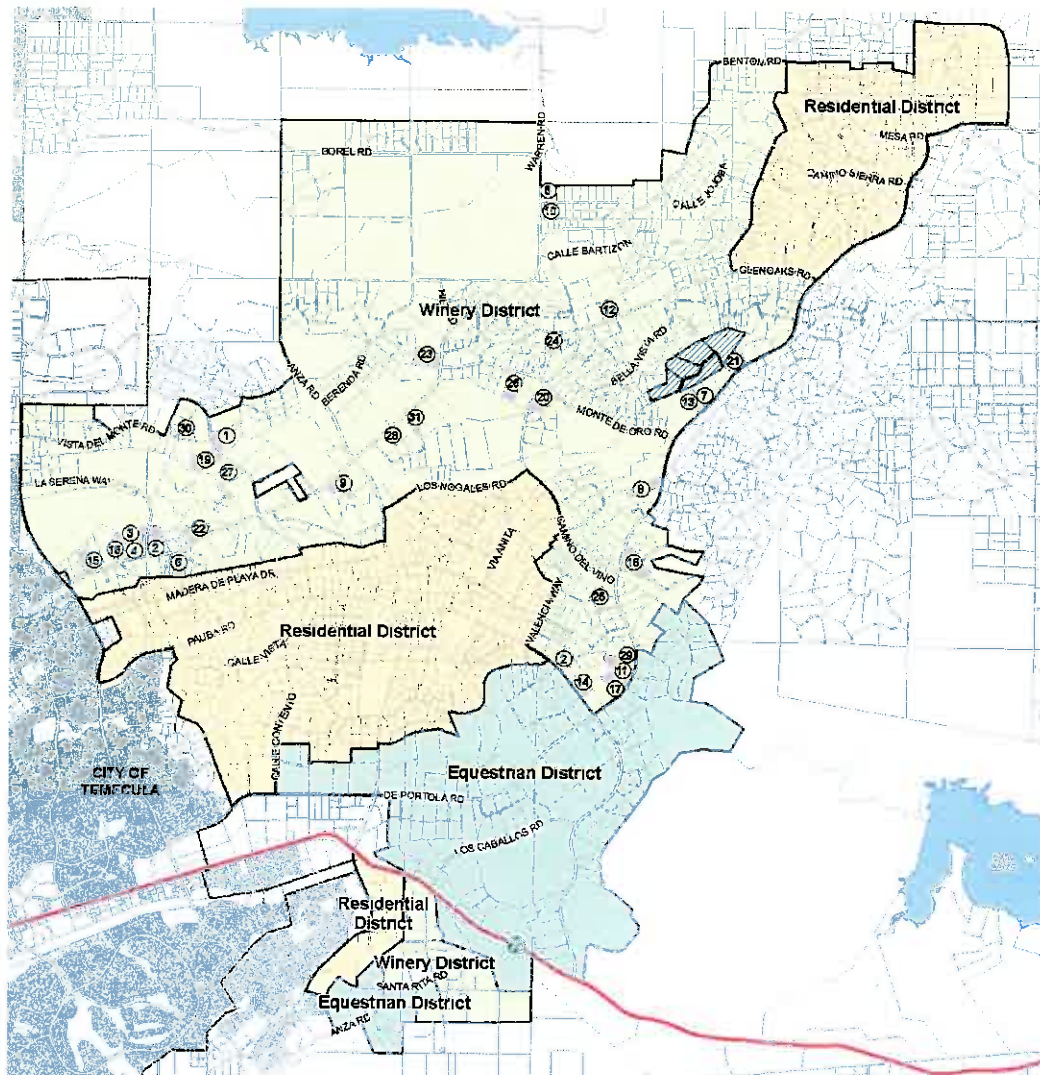
b) Revise Section 14.94 to allow the 31 existing wineries that were previously approved to continue operating or expand under the WC-WE zone.

Under the Plan, new wineries with a tasting room with additional incidental commercial uses such as a restaurant, lodging facility, and special occasion facility, must be on a minimum of 20 gross acres. The WC-WE Zone was created to allow 31 existing wineries that are on less than 20 gross acres that has one or more incidental commercial uses to continue their operations as approved, as well as, to expand uses per SWAP 1.10 which states:

“Allow the 31 existing wineries that were adopted prior to March 11, 2014 and are shown on Figure 4B to expand as described in the Wine Country–Winery Existing (WC-WE) Zone.”

These 31 existing wineries' locations and entitlements are shown on Ordinance No. 348 Figure 4A, please refer to Figure 2 below. The modification will include a wine tasting area and restaurant in conjunction with a vineyard on a minimum of five gross acres as permitted uses under the WC-WE Zone to allow these existing uses to continue under the Plan. Adding this use to the WC-WE Zone, will not encourage new tasting rooms or restaurant because the majority of these existing entitlements already include these uses as part of its winery entitlements. This use will actually only apply to a very small number of the 31 existing entitlements that are on 5 acre minimum which are built and operating. This proposed change will modify Ordinance No. 348 Section 14.94 b. (4) to include a wine tasting room and restaurant in conjunction with a vineyard on 5 gross acres, as noted on Ord. 348.4818 Section 19.

Figure 2: Ordinance No. 348 Figure 4A "Zoning Ordinance No. 348.4729 Wineries Under 20 Gross Acres"



NUMBER	WINERY NAME	CASE NUMBER	NUMBER	WINERY NAME	CASE NUMBER
1	Alex's Red Barn Winery	PP20549	17	Keyways Vineyard & Winery	PP14761
2	Bally Vineyard & Winery	PP15079	18	Leonesse Cellars	PP18776
3	Bolero (Europa Village)	PP23319	19	Longshadow Ranch Vineyard & Winery	PP19998
4	Cest La Vie (Europa Village)	PP23320	20	Lorenzi Estates Wines	PP25060
5	Chapin Family Vineyards	PP24279	21	Masla De Yabar Winery	PP23896
6	Churon Inn and Winery	PP15724	22	Miramonte Winery	PP23819
7	Cougar Vineyard & Winery	PP22372	23	Monte De Oro Winery	PP22515
8	Danza Del Sol Winery	PP05531	24	Oak Meadows Winery	PP23376
9	Destiny Vineyards	PP23385	25	Oak Mountain Winery	PP21447
10	Doffo Vineyard & Winery	PP23285	26	Palumbo Family Vineyard & Winery	PP21591
11	Fazzelli Vineyards	PP24771	27	Peltzer Winery	PP21375
12	Foot Path / Foot Print Winery	PP22217	28	Ponte Family Estate Winery	PP16891
13	Frangipani Estate Winery	PP21893	29	Robert Reznori Vineyard	PP22263
14	Gary Gray	PP16610	30	Vindemia Vineyard & Estate Winery	PP22569
15	Hart Winery	PP14756	31	Wiens Family Cellars	PP18824
16	Il Poggio (Europa Village)	PP23318			

- Existing Wineries (Less than 20 acres gross)
- Equestrian District
- Residential District
- Winery District
- Winery District Overlay
- Highways
- City Boundary
- Waterbodies

Figure 4A

December 2, 2013

Scale: 0, 0.5, 1 Miles

Disclaimer: Map and data are to be used for reference purposes only. They represent an approximation and are not necessarily suitable for planning or engineering standards. The County of the State of California is not responsible for any errors or omissions in this document or for any consequences arising from the use of the information contained herein. The user assumes full responsibility for the information contained on this map. Any use of the product with respect to accuracy and compliance shall be the user's responsibility.

ZONING ORDINANCE NO. 348.4729 WINERIES UNDER 20 GROSS ACRES

It is important to note that this change would only permit the existing entitlements inventoried and shown on Ordinance 348.4729 Figure 4A to continue its use or expand under the WC-WE Zone. This project component does not introduce a new use or intensify a use analyzed in EIR No. 524, therefore no new significant effects or a substantial increase in the severity of previously identified significant

effects will result due this change. This project component applies to the 31 existing entitlements shown on Figure 4A and does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

c) Adjust development standards to include flexible site design options to protect the regions' aesthetic characteristics

The development standards outlined in the Wine Country Zones protect and reinforce the Temecula Valley Wine Country area's rural and agricultural characteristics. The Plan's scenic resources, includes rolling hills, vineyards and other agricultural activities, wineries, equestrian stables, and large residential estates that occur throughout Wine Country. Another scenic resource includes State Route 79 South that is designated as County "Eligible Scenic Highways" and runs east to west, from Pauba Valley to Interstate 15 (I-15), pursuant to the General Plan Circulation Element Figure C-9.

The Plan regulates an implementing projects aesthetic value through implementation of the Wine Country Zones and the Temecula Valley Wine Country Guidelines. The development standards that ensures the implementing project preserves the areas characteristics includes: building and structure height standards; minimum lot size requirement; front, side and rear setback requirements; planting requirement for wineries; and, equestrian land for equestrian facilities.

The approved WC-W Zone limits the height of all buildings including resorts to 30' and 40' if terraced design is incorporated. The WC-W zone also limits the number of habitable stories to three stories for a Wine Country Hotel and two stories for a Wine Country Resort. These provisions pose a design challenge for implementing projects that want to maximize 2 rooms per gross acres and meet all of the development standards within the bounds of a site's environmental constraints (e.g. topography, Blueline stream, MSHCP compliance, flood zones and easement dedications).

To help implementing projects maximize the build out potential, as well as, enhance the Community's characteristics, the project proposes to modify the habitable stories development standards to allow three-story Wine Country Hotel and Wine Country Resort only if the following conditions are met: (1) the Wine Country Hotel or Wine Country Resort is located along following roads: Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road and Highway 79 South; and (2) the hotel buildings are set back five hundred feet away from the specified roads; or 2) in the event that the 500 feet setback cannot be achieved, the setback may be reduced as long as only two habitable stories are visible from the specified roads. Vineyards or other design features may be used to reduce visibility of the habitable stories.

The 500' setback or the option of masking the first story will visually minimize the building's mass of a three-story Wine Country Hotel and Wine Country Resort along the specified roadways. The number of habitable stories along all other roads within the Winery District will remain at two. The proposed change modifies Ord. No. 348 Section 14.93 a. (5), as noted on Ordinance No. 348.4818 Section 14.

The existing development standards for all WC-W Zones set the maximum building height to 30' and 40' if the project includes terraced design. The project also proposes to amend the building height development standard to set the maximum height for all buildings to 40'. As mentioned above, the building height limit is one of many development standards that collectively ensure that an implementing project's visual impacts on existing scenic resources are minimized. The scenic resources include rolling hill sides, vineyards, wineries, large residential estates and equestrian and other agricultural uses. The building height of existing buildings associated with these scenic resources ranges from 20' to 50' as permitted through the existing zone classifications. The proposed

change will increase the building height limit from 30' to 40' to allow implementing projects greater flexibility in building and site design to maximize its buildout potential. The 40' limitation maintains a fairly low height restriction that is consistent to what occurs in the Plan area. Additionally, implementing projects are required to comply with the Temecula Valley Design Guidelines, which provides guidance on site design and architectural elements that will enhance the winemaking, equestrian, and residential characteristics of the Policy Area. The proposed change will modify Ordinance No. 348 Section 14.93 a (6) a, Section 14.95 a (6) a., Section 14.97 a (6) a, and Section 14.99 a (6); as noted on Ord. 348.4818 Sections 15, 22, 27 and 33.

The proposed modification introduces different development standards than were approved in the Plan; however, these standards achieve the same intent on preserving the Plan's existing scenic resources by minimizing building mass and keeping the height consistent with the area's built environment. The development standard modifications will not introduce a new use from what was considered to occur in the Plan and analyzed in EIR No. 524. The proposed change would not result in new, or substantially more severe, significant environmental impacts analyzed in EIR No. 524 because the proposed changes also minimizes impacts to the surrounding area to a level of less than significant. This change does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

d) Clarify definitions unique to Wine Country

The project will include modifications to clarify Wine Country terminology. This modification will not add any definitions or new uses that were not considered in the Wine Country Community Plan and analyzed in EIR No. 524. The definition for Class III Winery, Class IV Winery, Class V Winery, Class VI Winery, Wine Country Hotel and Wine Country Resort will include minor modifications to clarify its meaning.

The Class III Winery and Class IV Winery definition will clarify that a winery project may include a delicatessen with a maximum of 1,500 square feet (SF) or establish a restaurant. The proposed change is to include a comma after the word feet to clarify that the square feet limitation only applies to a delicatessen and not to a restaurant. The proposed change is a technical amendment and does not add a new use that was not already considered to occur in the Plan. The proposed change will modify the Class III Winery and IV Winery definitions in Ordinance No. 348 Section 14.91 f. (8) and g. (8), as noted in Ord. 348.4818 Sections 1 and 2.

A Class V Winery and Class VI Winery definition will clarify that a winery may include both a delicatessen with a maximum 1,500 SF and also establish a restaurant. This is a minor modification that would not increase the intensity of the overall winery projects that are appropriate for this region. A delicatessen is a basic eatery that sells food already prepared or requiring little preparation for serving. The foods served at a delicatessen are limited to cooked meats, cheese, salads, fruits, etc. The items are very limited when compared to what a restaurant would offer. The service areas may attract the same number of visitors and will require the same amount parking spaces based on the square footage of the serving area. Therefore, providing the option of both a restaurant and a delicatessen would not increase the intensity of a winery project if it was to only include one of the uses or both. The winery project's ultimate development envelop would still be subject to the 75% planting requirement, setback requirements, parking requirements and other development standards set in Ordinance No.348. This is a minor modification to the definitions and does not introduce a new use or intensify a use that was already considered to occur in the Plan and analyzed in the Certified EIR No.524. The proposed change will modify the Class V and VI Winery definitions in Ord. 348 Section 14.91, as noted in Ord. 348.4818 Sections 3, 4, 5 and 6.

The proposed change will also modify the Wine Country Winery and Wine Country Resort Definitions to clarify that the only difference between the two terms is that a Wine Country Resort also includes an amphitheater, golf course and driving range. This is a minor modification of terminology and does not introduce a new use or intensify a use that was already considered to occur in the Plan and analyzed in the Certified EIR No. 524. The proposed change will modify the Wine Country Winery and Wine Country Resort definitions in Ord. 348 Section 14.91, as noted in Ord. 348.4818 Sections 7 and 8.

These minor modifications to the definitions clarify uses associated with a Winery and ensure that implementing projects carries forward the Community Plan's objectives. The clarification of definitions would not introduce a new use or increase an intensity of an existing use that was not already considered in to occur in the Plan and analyzed in the EIR No. 524. These are minor modification to existing terms that would not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR. This change does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

e) **Ensure consistency between the Wine Country Zones and the zones consistency with the General Plan policies.**

Similar to all agricultural zones in Ordinance No. 348, the Wine Country Zones permits the drying, processing and packing in conjunction with agricultural operation or an incidental commercial use by "right", meaning no planning case entitlement is needed to establish the use. However, it should be clarified that an agricultural building to support the drying, processing and packing are also permitted within the WC-W, WC-WE and WC-R Zones just as it is permitted in all other agricultural zones including the WC-E Zone. The project proposes to amend the permitted use section of the WC-W, WC-WE, and WC-R Zones to allow buildings and structures to support the agricultural uses. The WC-E Zone will also be modified to ensure that the proposed language for compliance with Ordinance No. 457 "County of Riverside Ordinance Relating to Building Requirements" and consistent with all other WC-Zones. The proposed change will modify Ordinance No. 348 Sections 14.92 a. (2) of the WC-W Zone, Section 14.94 a. (3) of the WC-WE Zone, Section 14.96 a. (4), and Section 14.98 a. (3) of the WC-R Zone, as noted in Ordinance No. 348.4818 Section 9, 18, 25, and 30.

The drying, processing and packing operations in conjunction to agricultural operations are permitted in all WC-W Zones. This change would clarify that buildings and structures for drying, processing, and packing may be built to support such operations in all Wine Country Zones; therefore, this change will not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR. This is a minor clarification to the WC Zones and does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

The project also proposes to amend the development standard section for the WC-W and WC-WE Zone to align the minimum lot size to the density requirements outlined in the Temecula Valley Wine Country Policy Area policy SWAP 1.5. EIR No. 524 used the densities outlined in SWAP 1.5 used for the Policy Area's buildout analysis. The proposed amendment will change the existing minimum lot size from 20 gross acres to 10 gross acres in the development standards for the WC-W and WC-WE Zones. The project will also clarify that the minimum lot size requirement only applies to future subdivision and not the minimum lot size to establish a use. This modification does not introduce a

new use in the Plan area and will not increase the projected buildout analyzed in the Certified EIR No. 524. The proposed change will modify Ordinance No. 348 Section 14.93 a. (1) of the WC-W Zone and Section 14.95 a. (1) of the WC-WE Zone, Section 14.97 a. (1) of the WC-E Zone and Section 14.99 a. (1) of the WC-R Zone, as noted in Ordinance No. 348.4818 Sections 12, 13, 20, 21, 31, and 32.

EIR No. 524 assumed the Plan will buildout with the uses outlined in the Policy Area and the WC Zones. The project amends the development standard section for the WC-W and WC-WE Zone to align the minimum lot size to the density requirements outlined in the Temecula Valley Wine Country Policy Area policy SWAP 1.5. SWAP 1.5 permits 1 dwelling per 10 gross acres within the Winery District. The WC-W and WC-WE zones will be modified to be consistent with this policy. This modification does not introduce a new use that was not already considered to occur in the Plan and will not increase the projected buildout analyzed in the EIR No. 524; therefore, this change would not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR. This modification will align the WC-W and WC-WE Zones with the Policy area does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

f) Institute minor modifications to the winery development standards to strengthen the fundamentals of a winery establishment.

Wineries are permitted throughout the Policy Area boundary. To ensure that the wineries promote and support the region's viticulture industry it is important that the winery source its grapes from local sources specifically within Riverside County and that at least 50% of the wine sold at a winery must be produced on a winery's site.

Current development standards for a winery permit two types of exemptions from using grapes grown in Riverside County. The first type provides an exemption if an Agricultural Emergency is declared for this region. The second type provides an exception during the first three-years from the date of a winery project's approval. The project proposes to change the number of years from three to one. This will ensure locally sourced grapes are used in production and that the vineyards remain the primary use for this region. The second change will make it clear that wine produced and sold by a winery must be produced on the winery's site. A winery may hold appropriate licensing from the state and federal government to produce wine on multiple premises. Using the word "site" in the WC Zones' development standard will ensure that at least 50% of the wine sold by a winery is produced on the winery's site. The proposed change will modify the development standards within all WC Zones Ordinance No. 348 Section 14.93 e (8) b and (9), Section 14.95 d (8) a, Section 14.97 d. (8) and (9), and Section 14.99 c. (8) and (9), as noted in Ordinance No. 348.4818 Sections 16, 17, 23, 24, 28, 29, 34, and 35.

Wineries are permitted throughout the Policy Area boundary. This change does not introduce a new use or intensify impacts associated with the uses considered to occur in the project area and analyzed in EIR No. 524. This change strengthens the development standards for a winery and does not result in a new or new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR. This change does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

g) Modify Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone to include the WC Zones.

The intent of Section 18.48 Alcoholic Beverage Sales is to provide minimum development standards for alcoholic beverage sales in the unincorporated areas of Riverside County. These standards are designed to provide for the appropriate development of alcoholic beverage sales and to protect the health, safety and welfare of County residents by furthering awareness of laws relative to drinking.

The Wine Country Zones permits the production and sales of alcoholic beverages for on-site and off-site consumption. Therefore, the project will amend Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales to include the WC Zones in the list of zones that permits the sales of alcoholic beverages for off-premises consumption. At a minimum, a winery is permitted with Plot Plan approval within all Wine Country Zones. The proposed change will modify Ordinance No. 348 Section 14.48 to include the WC Zones, as noted on Ordinance No. 348.4818 Section 37.

The project includes a technical amendment to the Alcoholic Beverage Sales Section of Ordinance No. 348 to include the newly created WC Zones. It does not introduce a new use that was not considered and analyzed in the Plan and its Certified EIR No. 524. Therefore, this change would not result in new or substantially more severe significant environmental impacts to scenic resources compared with the analysis of the Plan in the certified EIR.

The project also includes an amendment to the definition section of Ordinance No. 348 Section 21.3 Agricultural Zones. Currently Ordinance No. 348 Agricultural Zone definition includes Zones A-1, A-P, A-D and C/V. The WC- W, WC-WE and WC-E Zones primarily encourages agricultural uses that supports and promotes the areas agricultural, vineyards, and equestrian uses and therefore should primarily be considered agricultural zones. The proposed change will modify Ordinance No. 348 Section 21.3 Agricultural Zone to include these zones, as noted in Ordinance No. 348.4818 Section 36.

This technical change will define these zones as agricultural zones and does not introduce a new use to the Plan area and analyzed in EIR No. 524. Therefore, this change would not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR.

These technical changes do not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

A-1. Basis for an EIR Addendum determination for Ordinance No. 348.4818

1. Pursuant to State CEQA Guidelines section 15164, overall, the project would make minor technical changes or additions to Ordinance No. 348 Wine Country Zones Sections 14.90 through 14.99 that was a component of the Temecula Valley Wine Country Community Plan analyzed in the certified EIR NO. 524. These changes are consistent with the objectives of the Community Plan.

Pursuant to Section 15164, the lead agency shall prepare an addendum to a previously certified EIR if changes or additions are necessary but none of the conditions that would trigger a subsequent environmental impact report is present pursuant to State CEQA Guidelines section 15162.

- A) The project includes minor changes and additions to the Wine Country Zoning Classification definitions, entitlement process, and development standards to improve implementation of the Wine Country Community Plan. These modifications are in line with what was considered and analyzed in EIR No. 524. The changes would not present a new use or intensification of uses already permitted in the WC Zones that would result in new significant environmental effects.
- B) The project will clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region's characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site. These changes do not present a major change that would present a new significant environmental effect or a substantial increase in the severity of previously identified significant effects that were analyzed in EIR No. 524.
- C) The project does not create new information of substantial importance that was not known at the time the EIR No. 524 was certified. The Wine Country Community Plan included Ordinance 348.4729 that outlines the Wine Country Zone definitions, permitted uses, and development standards. The proposed project makes minor modifications to the Wine Country Zoning Classification that is in line with what was analyzed in EIR No. 524 and would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: effect development within an area of 17,990 acres.

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): N/A

E. Street References: east of the City of Temecula, south of Lake Skinner, west of Vail Lake, roughly framed by Butterfield Stage Road, State Routh 79, De Portola Road and Borel Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 11-14, 22-28, 33-36 of Township 7 South Range 2 West; Sections 8-10, 15-21, 29-32 of Township 7 South Range 1 West; Sections 1-4, 10-14, 23-24 of Township 8 South Range 2 West; and Sections 5-8, 18 of Township 8 South Range 1 West.

- G. Brief description of the existing environmental setting of the project site and its surroundings:** large lot residential estates (2 to 20+ gross acres); equestrian establishments; vineyards, orchards and other agricultural uses; wineries with incidental uses, and commercial uses that supports tourism.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Uses:** The proposed text amendment to Ordinance No. 348 will guide future development within the Temecula Valley Wine Country Policy Area, located within the Southwest Area Plan. The proposed text amendment to the Wine Country Zones of Ordinance No. 348 will further the implementation of the policy area by clarifying definitions, permitted uses and development standards. The proposed text change to the Wine Country Zones would not introduce any new uses that were not considered or inventoried in EIR No. 524, or conflict with the Policy Area policies. The project promotes development and preservation of unique communities (LU 3.3), is in accordance with the General Plan and Area Plans (LU 6.1), maintains and enhance the County's fiscal viability, economic diversity and environmental integrity (LU 7.1), improve implementation of the Wine Country Zones to maintain distinct characteristics of each Wine Country Districts (SWAP 1.2) and the maximum density outlined in SWAP 1.5.
2. **Circulation:** The project is consistent with the policies of the Circulation Element of the General Plan and the Southwest Area Plan. The Community Plan included an updated circulation network to adequately serve development within the policy area (C 2.2, SWAP Figure 7). The proposed text amendment to the Wine Country Zone would not prevent the circulation network from developing or encourage new development that was not already considered and inventoried in the Certified EIR No. 524; therefore, the project will not result in any change to the existing General Plan circulation network.
3. **Multipurpose Open Space:** The Community Plan addressed consistency with the Multi-species Habitat Conservation Plan. The proposed update to ORD. 348 would not prevent compliance with the MSHCP. The Community Plan EIR No 524 included mitigation measures for biological and cultural resources. The proposed text amendment to Ord 348 will provide flexibility in site design so that development may reach its full potential within the allowable development envelop and its environmental constraints.
4. **Safety:** The project is consistent with the policies of the Safety Elements of the General Plan and the Southwest Area Plan. The proposed text amendment to Ordinance No. 348 does not include any additional standards or uses that would be detrimental to Community's safety. Buildings and Structures resulting from implementation of Ordinance No. 348 are subject to all County regulations including General Plan policies and ordinances. The Community Plan EIR No. 524 included mitigation measures to address potential safety impacts. The proposed text amendment to Ordinance No. 348 would not introduce any new development or intensify a use that was not already considered to occur within the Plan and analyzed in the Certified EIR No. 524. The implementing projects would still be subject to the Safety Mitigation Measures
5. **Noise:** The Community Plan EIR No. 524 included mitigation measures to ensure that potential noise impacts are mitigated. The proposed text amendment to Ordinance No. 348 will not change development standard that will regulate and mitigate potential noise impacts. The project will not encourage new noise sources that were not already considered and analyzed as part of the Plan and its Certified EIR No. 524.

6. **Housing:** The Community Plan EIR No. 524 analyzed the density of 1 dwelling unit per 10 acres within the Winery and Equestrian Districts and 1 dwelling unit per 5 acres within the Residential District as projected through SWAP Policy 1.5. The proposed Ordinance No 348 will make the zones' development standards consistent with the Temecula Valley Wine Country Policy Area policy SWAP 1.5. The project will not introduce a new use or increase density that were projected for the Plan and analyzed in the Certified EIR No. 524.
7. **Air Quality:** The project is consistent with the Policies of the Air Quality Element of the General Plan. The Community Plan EIR No. 524 include mitigation measures for potential air quality impacts. The proposed Ordinance No. 348 does not introduce new uses or increase intensity of a use that was not already considered in the EIR No. 524 that may impact air quality.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element. The proposed amendment to Ordinance No. 348 will not hamper preservation of rural open space areas and scenic resources of Wine Country Region (HC 4.1). The project does not include a new use or intensify the build out scenario considered to occur through the implementation of the Plan and analyzed in its Certified EIR No. 524.
 - a. **General Plan Area Plan(s):** Southwest Area Plan
 - b. **Foundation Component(s):** Agriculture, Rural, Rural Community, and Community Development
 - c. **Land Use Designation(s):** Estate Density Residential, Agriculture, Rural Residential and Rural Mountainous
 - d. **Overlay(s), if any:** N/A
 - e. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area
 - f. **Adjacent and Surrounding:**
 - i. **Area Plan(s):** Southwest Area Plan
 - ii. **Foundation Component(s):** Community Development, Rural, Rural Community and Agriculture
 - iii. **Land Use Designation(s):** Estate Density Residential, Rural Residential, Agriculture, Commercial Tourist, and Medium Density Residential
 - iv. **Overlay(s), if any:** N/A
 - v. **Policy Area(s), if any:** Vail Lake Policy Area and Highway 79 Policy Area
 - g. **Adopted Specific Plan Information**
 - i. **Name and Number of Specific Plan, if any:** N/A
 - ii. **Specific Plan Planning Area, and Policies, if any:** N/A

- h. **Existing Zoning:** Rural Residential, Residential Agricultural, Light Agricultural,
- i. **Proposed Zoning, if any:** N/A
- j. **Adjacent and Surrounding Zoning:** Rural Residential (RR), Residential Agricultural (RA), Light Agricultural (A-1)

9. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

10. DETERMINATION

On the basis of this initial evaluation:

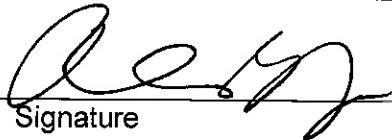
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input checked="" type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and

will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

11-30-15

Date

Phayvanh Nanthavongdarangsy

Printed Name

For Steve Weiss, AICP, Director

11. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings on AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact: The project modifies the zoning classifications to clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region's characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site. The EIR No. 524 Section 4.1 Aesthetics, Light and Glare describes the Plan's scenic resources to include rolling hills, vineyards and other agricultural activities, wineries, equestrian stables which occur throughout Wine Country. Another scenic resource includes State Route 79 South which is designated as "County Eligible Scenic Highways" and runs east to west, from Pauba Valley to Interstate 15 (I-15), per General Plan Circulation Element Figure C-9.

The EIR No. 524 concluded that the Plan's impacts to SR-79 and scenic resources would be less than significant with mitigation incorporated. The construction of buildings, fencing, signage, and lighting could detract from the scenic country feel for travelers using this highway. New projects and its operations will change the existing visual characteristics of vacant/agricultural lands or expansion of new uses. Construction activities will comply with applicable County policies and standard conditions, as well as the mitigation measures from General Plan EIR No. 441. Potential visual impacts from construction and implementation of future projects within the Project area could occur. The Certified EIR No. 524 included Mitigation Measures (MM) AES-1 and MM AES-2 to mitigate the potential visual impacts.

MM AES-1 requires the County to work with utility and infrastructure providers to make sure that all sewer, water, and storm drain infrastructure improvements located along the Highway 79 South corridor do not significantly detract from the scenic quality of this area, or affect the County's ability to designate this roadway as a County Scenic Highway at a later date.

MM AES-2 requires all implementing projects to provide signage plans to ensure that signage does not obstruct or degrade scenic vistas or views, or result in the creation of public views that are aesthetically offensive – thus preserving the existing visual character and quality of future development sites to the fullest extent feasible. The Wine Country Design Guidelines – which includes a signage plan – sets out performance standards and examples of acceptable and unacceptable signage for future implementing projects.

As discussed above under the project description, none of the project components presents a new use or intensify a use that was considered to occur under the Plan and analyzed in the Certified EIR No. 524. The project changes reflect the uses that were considered to occur under the plan and the updated development standards meets the intent and objectives of the WC Zones. All standard conditions related to Ordinance No. 655 would continue to be required for any future developments. Therefore, the project would not result in new or substantially more severe significant environmental impacts to Mt. Palomar Observatory compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution); Temecula Valley Wine Country Community Plan, Certified EIR No. 524 RESOLUTION NO. 2014-044;

Findings of Fact: Development resulting from implementation of the Wine Country Zone will be conditioned to adhere to Ordinance No. 655.

According to the RCIP and Figure 6 "Mt. Palomar Nighttime Lighting Policy" of the SWAP, the Plan boundary is located within the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Since the Project site is within the Special Lighting Area that surrounds the Mt. Palomar Observatory all implementing projects must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. Any and all future projects will also include conditions of approval to comply with Ordinance No. 655. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The EIR No. 524 concluded that the Plan implementation would be compliance with compliance with existing regulatory programs, including General Plan policies (Policy LU 4.1), Southwest Area Plan policies (Policy 13.1), County ordinances (Riverside County Ordinance No. 460, Ordinance No. 655, and Ordinance No. 915), and standard conditions or requirements will reduce impacts to the operation of the Palomar Observatory to less than significant.

As discussed above under the project description none of the components of the proposed project present a new use or intensify a use that was considered to occur under the Plan and analyzed in the Certified EIR No. 524. All standard conditions related to Ordinance No. 655 and Ordinance No. 915 would continue to be required for any future developments. Therefore, the project would not result in new or substantially more severe significant environmental impacts to Mt. Palomar Observatory compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Ordinance No. 655 (Regulating Light Pollution associated with Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact: Development resulting from implementation of the Wine Country Zones will be required to comply with County Ordinance Nos. 655 and 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions.

The EIR No. 524 found that the Plan implementation would increase the effects of light and glare upon existing day or nighttime views by introducing development into previously undeveloped areas. Construction and infrastructure-related lighting impacts will not be significant due to their short-term natures and underground locations, respectively, and the application of requirements already imposed under Riverside County's existing ordinances and policies. However, operational lighting impacts could be potentially significant unless limited by implementation of EIR No. 524 MM AES-3.

MM AES-3 requires all implementing projects to provide lighting plans to ensure that proposed lighting does not create new sources of substantial light or glare that would adversely affect day or nighttime views or expose residential properties to unacceptable light levels. The Wine Country

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Design Guidelines – which includes requirements for lighting – identifies and requires performance standards and examples of lighting requirements that must be met as part of any future lighting plan.

As discussed above under the Project Description, none of the project’s components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project does not prevent implementation of MM AES-3 or require modifications to it. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to lighting issues compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 “Agricultural Resources,” GIS database, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 concluded that the Plan implementation would have the potential to result in Prime or Unique Farmland, or Farmland of Statewide Importance (Farmland) being taken out of agricultural production. Assuming all land anticipated to be designated for agricultural use is actively utilized as such at the time of buildout of the Plan, implementation of the Wine Country Zones and policies and other options proposed under the Plan would result in an increase of designated Agriculture land uses compared to existing agricultural uses presently existing in in the Plan area. In addition, compliance with County regulations would prevent or reduce significant impacts due to, or resulting in, the limited conversion of Farmlands to non-agricultural uses. The existing regulations and policies include Riverside County Ordinance No. 509 (Establishing Agricultural Preserve), Ordinance No. 625 (“Right to Farm”), and applicable General Plan policies. Refer to EIR No. 524 Section 4.5.3, “Regulatory Framework”, for an explanation of the use of these regulations. While the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Wine Country zones and policies would increase the acreage of designated Agricultural land uses and may in turn increase the acreage of agricultural uses, it is possible that implementing project sites could be located on Prime Farmland (or another designation indicating agricultural suitability). Under the Plan, such development would allow development of only up to 25 percent of the total implementing project area based on Policy SWAP 1.4, which allows up to 25 percent of a subject site to be developed with winery and associated facilities (e.g., delicatessens, tasting rooms, special event facilities, etc.). Therefore, the Plan could convert agriculturally suitable farmland and active agricultural land to non-agricultural operational uses. Despite the potential for the Plan to result in an overall increase of land within agricultural production, land uses that do not involve agricultural production could, on a project-specific basis result in Prime or Unique Farmland, or Farmland of Statewide Importance (Farmland) being taken out of agricultural production. Even with the 75% planting requirement, impacts to Farmlands will remain significant and unavoidable.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The changes will not allow additional development of Farmland, or result in additional impacts to Farmland, beyond what was considered in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Farmlands compared with the analysis of the Plan in the certified EIR.

b) The EIR No. 524 concluded that the Plan implementation may introduce uses that are not compatible with the Williamson Act and a land within the Riverside Country Preserve. The Plan established new General Plan policies for the 17,910-acre area to, in large part, preserve and protect the agricultural value of the Temecula Valley Wine Country. The Plan establishes 9,734 acres of Winery Districts, in addition to establishing 75% vineyard set-asides for Clustered Subdivisions and wineries within the Residential District and a 75% vineyard set-aside for wineries within the Equestrian Districts. Additionally, and although the Plan does not require the cancellation of any Williamson Act contracts, it is possible that future implementing projects may propose development inconsistent with existing Williams Act contracts. An implementing project's adherence to existing programs, ordinances and General Plan policies would ensure that impacts associated with the Project remain less than significant. The existing regulations and policies include Riverside County Ordinance No. 509 (Establishing Agricultural Preserve), Ordinance No. 625 ("Right to Farm"), and applicable General Plan policies. Implementing projects proposed within the Project area will also require individual site-specific CEQA analysis at a later date to evaluate potential project-specific impacts. In addition, in order ensure that conflicts do not occur with respect to Williamson Act Land Conservation Contract, Mitigation Measure AG-1 requires all implementing projects within an agricultural preserve to cancel the applicable contract where incidental commercial uses are proposed within the Equestrian or Winery Districts or where clustered lots are proposed in the Residential District, and further requires all implementing projects to diminish or disestablish the subject site from the boundaries of such agricultural preserve prior to issuance of a grading permit for any of these uses.

However, impacts to agricultural uses or Williamson Act contracts are less than significant with the implementation of MM AG-1. MM AG-1 requires that all Williamson Act conflicts be resolved before the development of a site-specific future project. Therefore, the prior EIR determined that less than significant impacts related to existing zoning for agricultural use, agricultural preserves, or Williamson Act contracts would occur.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No. 524. The changes to the prior Plan will not create any additional impacts related to agricultural use, agricultural preserves, or Williamson Act contracts. Additionally, for any future projects, MM AG-1 will continue to apply. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to agricultural use, agricultural preserves, or Williamson Act contracts.

c) and d) The EIR No. 524 found that although the Plan would potentially result in the introduction of new development within 300 feet of agriculturally zoned property in portions of the Plan area, the objectives of the Plan are to ensure that the Temecula Valley Wine Country Policy Area develops in an orderly manner that minimizes conflicts between agricultural and urban uses and decreases the likelihood that conversions from Farmland would occur. The intent of the Plan is to prevent the diminishing effects of urbanization on the rural and agricultural character of the community by restricting incompatible uses. Therefore, less than significant impacts would occur.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. No changes to the prior Plan will increase any impacts to Farmlands, land zoned for agricultural use, agricultural preserves, or Williamson Act contracts and will not impact any of ongoing agricultural operations. Therefore, the project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact: The EIR No. 524 found that there are no lands zoned as forest land or timberland within the Plan area. No timber resources or related activities would be affected by the implementation of the Plan. Therefore, similar to the prior analysis, the proposed project will have no impacts to Forest Resources.

Mitigation: No new mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-f) The EIR No. 524 found that implementation of the Plan would serve to accommodate anticipated growth within the County of Riverside and southern California. Specifically, the Plan contains land use planning policies and programs designed to comply with the implementation of all applicable air quality plans. In addition, the California Air Resources Board (CARB) has regulatory authority over motor vehicle emissions, and the South Coast Air Quality Management District (SCAQMD) has regulatory authority over stationary source emissions and is empowered to enact regulations toward implementing the South Coast Air Basin's Air Quality Management Plan. The prior EIR determined the Plan is consistent with overall land use density contained in the current County General Plan, and is therefore consistent with regional growth planning by CARB and SCAQMD. Therefore, the Plan will result in less than significant impact with mitigation with respect to clean air attainment plans. Although the Plan's accommodation of growth and provision of jobs is consistent with the applicable Air Quality Management Plan, the Plan's implementing projects will increase vehicle miles traveled as they will bring in more tourism, employment, and residential land uses to the area. The emissions resulting from this increase in VMT could be potentially significant, such that implementation of MM AQ-1 through AQ-7 is required to ensure consistency with the Air Quality Management Plan's requirements. Mitigation Measures AQ-1 through AQ-7 will reduce vehicle miles traveled and the resultant air emissions, as well as furthering compliance with the other applicable air quality management and attainment plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction of the Plan's implementing projects has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the implementing project site. In addition, fugitive dust emissions would result from demolition and construction activities. Additionally, it should be noted that the development allowable under the Plan is less intense than that which is allowed under current General Plan designations and zoning classifications. Nonetheless, the Plan would exceed the SCAQMD Regional Construction Thresholds for: Volatile Organic Compounds (VOC); Nitrogen Oxides (NOx); Carbon Monoxide (CO); particulate matter (PM)10 and PM2.5. EIR No. 524 outlines the following mitigations to address potential impact on air quality from construction of the Plan. MM AQ-8 through AQ-10 will apply SCAQMD dust control measures and construction equipment control measures to implementing projects. AQ-12 requires implementing projects to prepare site-specific air quality studies in order to document and avoid potential air quality impacts. AQ-13 identifies available SCAQMD "SOON" funds for NOx construction emission reduction and requires construction emission reduction and requires construction contractors to consider and apply for such funding as part of construction plans. EIR No. 524 found that even with implementation of the MM listed, the Plan would be potentially significant impacts to air quality from construction of implementing projects.

Air pollutant emissions associated with Plan's implementing projects' operations would be generated by the consumption of natural gas, electricity, water conveyance and agricultural operations and by the consumption of fossil fuels in vehicles. As shown in Table 4.3-3, *Project Operation Stationary and Mobile Source Emissions*, of the Final Program EIR No. 524, regional emissions associated with the Project would exceed the SCAQMD daily significance thresholds for:

VOC; NOx); CO; PM10 and PM2.5. Also, shown on Table 4.3-4, *Net Increase in San Diego County Regional Mobile Source Emissions*, of the Final Program EIR No. 524, mobile source emissions from vehicles traveling within San Diego County to and from the Project area will exceed SDAPCD daily significance thresholds for CO.

Additionally, as noted in Chapter 4.3 of the Final Program EIR No. 524, the growth allowed under the Project is less intensive than allowed under current zoning, and is therefore considered consistent with the assumptions of the current AQMP and with applicable air quality plans and policies. Thus, the Plan will not jeopardize attainment of clean air standards, although it will result in potentially significant operational emissions. Accordingly, implementation of MM AQ-1 through AQ-7, as well as MM11 and AQ-12 is required. However, even with imposition of these mitigation and Plan design features, the Plan would exceed the SCAQMD thresholds. A substantial proportion of the Projects operational emissions are generated by mobile sources. Regulation of mobile source tailpipe emissions is not within the authority of the County and is governed by state and federal regulations consistent with the interstate commerce clause. Therefore, providing additional emission reduction, including the amount of reductions needed to meet SCAQMD Regional Operational thresholds is not feasible.

EIR No. 524 also concluded that Plan's boundary is within the South Coast Air Basin, which exceeds the ambient air quality standards for ozone, PM10, and PM2.5. The Plan area has registered values above the ambient air quality standards for ozone, PM10, and PM2.5. VOCs and NOX are ozone precursors and are thus relevant to the ozone standards. An exceedance of the SCAQMD threshold levels means that a project could potentially cause or substantially contribute to an exceedance of the ambient air quality standards. Therefore, the Plan could potentially contribute to the adverse health effects of these pollutants (ozone, PM10, PM2.5, NOx, and VOCs), as described in the Final Program EIR No. 524 (Chapter 4.3 pages 4.3-4 through 4.3-6 under "Health Effects of Air Pollutants"), which are presumed to already occur in the Project area from existing Basinwide emissions. Accordingly,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation of MM AQ-1 through AQ-13 is required. However, even with compliance with existing regulations and policies, and the implementation of Mitigation Measures AQ-1 through AQ-13, the Plan may result in potentially significant and unavoidable impacts.

EIR No. 524 concluded that potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. Therefore, no impact would occur with regards to odors.

Potential odors associated with the Plan would result from maintenance and cultivation of the vineyards and the wine-making process itself. Objectionable odors associated with the vineyards would result primarily from the use of fertilizers and the wine-making process itself; crushing and fermentation of grapes and decomposition of pomace (grape waste). However, vineyards are currently maintained and operated in the Plan area, so the implementing projects would not introduce any new types of odors beyond what currently exists today.

Another source of potential odors from the implementing projects would be equestrian uses in the area. Odors would result primarily from horses and their waste. As new equestrian facilities would be built in the Equestrian district which currently has equestrian uses, no new types of odors beyond what currently exists would be introduced by the implementing projects. Wastes would be disposed of in accordance with any applicable requirements.

Currently operating and future agricultural or equestrian facilities are required to comply with Rule 402, which limits the amount of nuisance odors. Agricultural operations, which are exempt from Rule 402, are nonetheless subject to applicable Best Management Practices, Southwest Area Plan policies (Policies 1.2, 1.9 and 1.18), and any site-specific conditions imposed by the County. Therefore, impacts from objectionable odors are less than significant.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the EIR No. 524. All applicable mitigation measures will continue to apply to the implementing projects. Further, the project would not result in an increase in air quality emissions related to construction or operations of any future projects, since the proposed project would not alter the anticipated uses, introduce new uses, or increase the intensity of uses directly or indirectly as evaluated in the prior EIR. The project does not introduce new uses that would general unusual odors from what exists and occurs in the Plan area and considered in the EIR No. 524 analysis. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Air Quality compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) EIR No. 524 concluded that the Plan is located within the MSHCP and contains 34 criteria cells. Implementing projects within criteria cells must undergo the HANS process to determine if the development will be consistent with the conservation requirements of the MSHCP. Implementing projects outside criteria cells may still require habitat assessments and focused surveys to verify the biological resources within the area proposed for development and to ensure that these resources would not be impacted as a result of the proposed development. Absent confirmation that site-specific implementing projects comply with the MSHCP and other biological requirements, a potential conflict with plans that protect biological resources could occur. Implementation of MM LU-1 will reduce any potential significant impacts with regards to consistency with biology resource plans to less than significant levels. MM LU-1 requires a project specific CEQA analysis during the review process for an implementing project, which would include any necessary studies for biological resources and application of a restrictive zone to be placed on areas where sensitive resources require protection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) EIR No. 524 concluded that the Plan contains areas designated by the MSHCP as proposed Core, proposed Extension of Existing Core, and proposed Constrained Linkage. Implementing projects within the Plan area, depending on their location, may be required to undergo the Habitat Acquisition and Negotiation Strategy (HANS) process, prepare habitat assessments and conduct focused surveys to verify the biological resources located within an implementing project site. The HANS process outlines a methodology for permittees to utilize in order to negotiate for, set-aside or purchase of areas needed for conservation. Existing General Plan policies (Policies OS 8.1, OS 17.1 through 17.5, and OS 18.1); and compliance with the MSHCP are intended to protect species and their habitats within Western Riverside County. Since implementing projects will be required to comply with these General Plan policies and MSHCP requirements as part of the development process, impacts associated with the adverse effects on threatened or endangered species are considered to be less than significant.

c and d) As noted in EIR No. 524, migratory birds are regulated and protected under the MSHCP and the Migratory Bird Treaty Act, among other regulations. The MSHCP has as a major focus the identification, preservation and protection of key wildlife corridors, referred to as "linkages" or "corridors" in the MSHCP. In addition, the Plan itself did not propose any specific development, and as such it would be speculative to provide a detailed assessment of potential site-specific effects on migratory birds or corridors. The Plan does provide for extensive wildlife mitigation and protect wildlife by requiring that 75% of every commercial equestrian, clustered subdivision or winery project be set aside for open space, as well as requires larger lot sizes. Implementing projects within the Project area, depending on their location, may be required to undergo the Habitat Acquisition and Negotiation Strategy (HANS) process, prepare habitat assessments and conduct focused surveys to verify the biological resources located within an implementing project site. The HANS process outlines a methodology for permittees to utilize in order to negotiate for, set-aside or purchase of areas needed for conservation. Therefore, less than significant impacts to wildlife and migratory species would occur.

e) As noted in EIR No. 524, the Plan area includes a variety of riparian and sensitive habitats, including streams, vernal pools, and riparian and riverine areas. Individual, site-specific implementing projects could have potential impacts with respect to riparian habitat or other sensitive natural communities. Implementation of MM LU-1 will reduce the impacts to riparian and sensitive habitats to less than significant levels by requiring implementing projects to change of zone to one of the implementing zones. An implementing project will require CEQA analysis during the review process, which would include any necessary studies for biological resources and application of a restrictive zone to be placed on areas where sensitive resources require protection.

f) The EIR No. 524 concluded that given the programmatic nature of the EIR, the size of the study area, and the long buildout timeframe for implementing projects, it is not practical to conduct site-specific jurisdictional delineations at this time. Exhibits 4.4-1 and 4.4-2a-c of EIR No. 524 (Pages 4.4-29 – 4.4-36 of the Final Program EIR No. 524) show "waterways" and "streams," which roughly correspond to potential jurisdictional drainages.

The Plan area contains a number of native creeks and streams. Prior to development of implementing projects within the Plan area, a habitat assessment and MSHCP Consistency Report would be prepared to demonstrate that there would be no indirect effect on conservation areas. All implementing projects proposed within the Plan area would be required to comply with the wetlands permitting process (Sections 401 and 404 of the Clean Water Act as administered by the Regional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Water Quality Control Board and the U.S. Army Corps of Engineers, respectively, and Section 1600 of the State's Fish and Game Code, as administered by the California Department of Fish and Game) as well as meet the requirements of the MSHCP. These processes and plans prevent and reduce impacts to federally protected wetlands by requiring analysis of the affected resource and the creation of adequate mitigation over equal or greater biological/ hydrological value. Compliance with these existing laws and regulations, including the MSHCP and General Plan policies would reduce impacts to less than significant.

g) EIR No. 524 notes that the Plan is located within the MSHCP and contains 34 criteria cells. Implementing projects within criteria cells must undergo the HANS process to determine if the development will be consistent with the conservation requirements of the MSHCP. Implementing projects outside criteria cells may still require habitat assessments and focused surveys to verify the biological resources within the area proposed for development and to ensure that these resources would not be impacted as a result of the proposed development. Since future implementing projects allowed under the Plan would be required to be compliant with the MSHCP and General Plan, and these regulatory documents are intended to minimize conflicts with conservation plans, impacts associated with the Plan are considered to be less than significant. Therefore, the Plan would not conflict with the General Plan or MSHCP policies protecting biological resources.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with existing laws and regulation, including the MSHCP and General Plan policies to reduce impacts to Biological resources. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to biological resources compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-b) The EIR No. 524 concluded that while substantial historical resources exist in the vicinity of the Plan area, no known historical-era resources are identified within the Plan boundaries. The existing structures and facilities within the Plan area are less than 50 years of age and do not meet the established criteria for historical landmarks or historic resources pursuant to federal, State, or County criteria at this time. However, over the life of the Plan, original structures and features associated with winery and equestrian uses or other potentially significant structures and sites, may attain historic status, or become eligible for historic status. Portions of the original Wolf Ranch and Vail Ranch are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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included in the Plan area, and there is potential for historic artifacts associated with these ranches, or the ranchos that preceded them, to be unearthed within the Plan area. Ground-disturbing activities associated with implementing projects within the Plan area could unearth previously unknown historic resources, including historic infrastructure or buried resources.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project would not create the potential for additional risks to any historic resources. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to biological resources compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-e) The EIR No. 524 concluded that adoption of the Plan could facilitate development that has the potential to disturb or destroy archaeological resources, and thus the Plan could indirectly result in impacts to these resources. Although the County has complied with Traditional Tribal Cultural Places Law ("Senate Bill 18") as defined in California Government Code 65352 and other analysis and notification requirements concerning the identification of archeological resources, there remains a possibility that unanticipated discoveries will be made during actual construction. Accordingly, mitigation is required. With implementation of MM CUL-1, CUL-2, and LU-1, the County's extensive development review process, mandatory CEQA statutes, compliance with "Senate Bill 18", and other regulation identified above, future implementing projects allowed pursuant to the Plan are anticipated to result in less than significant impact. The Plan area has a long history of occupation by Native American peoples and may include areas of prehistoric habitation where human remains may have been interred. Ground-disturbing activities in the Plan area such as grading, excavation, or tilling have the potential to disturb as yet unidentified human remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with MM CUL-1, MM CUL-2, and MM LU-1. As well as, conduct project specific tribal consultation per Senate Bill 18 and Assembly Bill 52. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to archeological resources compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 concluded that the County's General Plan identified the Plan area as an area with high sensitivity for the presence of paleontological resources. Additionally, significant resources have been uncovered within or abutting the Project area. Implementing projects facilitated by the Plan could indirectly result in ground-disturbing activities, including excavation for site development, grading, and trenching.

Given the underlying geology of the area, such excavation required for implementing projects could result in disturbance or destruction of paleontological resources. In addition, maintenance activities associated with future infrastructure installed to support implementing projects facilitated by the Plan could result in additional ground-disturbing activities such as additional excavation that could result in the disturbance or destruction of paleontological resources. The Plan is required to comply with existing policies and regulations intended to protect the integrity of paleontological resources. These policies and regulations correspond to policies contained in the County's General Plan and would be applied to all implementing projects, both public and private, that could arise out of the adoption of the Plan. Nonetheless, mitigation is required to ensure that any potentially significant impacts are reduced to a level of less than significant. Implementation of Mitigation Measures CUL-4 and CUL-5 would ensure impacts are reduced to a less than significant level.

Future implementing projects facilitated by the Plan within the Plan area boundaries would likely involve grading, tilling, subsurface excavation, and other ground-disturbing activities that may uncover paleontological resources. However, compliance with existing applicable federal, State, and local laws and regulations protecting paleontological resources basis, will help to ensure that significant resources, if encountered, would be preserved through avoidance or preservation in an appropriate repository or by other appropriate measures. Nonetheless, implementation of MM CUL-4 and CUL-5 is required to further reduce any potential cumulative impact. Implementation of Mitigation Measure CUL-4 requires all implementing projects to provide all necessary and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appropriate paleontological field surveys/studies/monitoring which would be required as part of the permitting approval process for individual projects. In addition, Mitigation Measure CUL-5, addresses the discovery during grading activities of previously unknown paleontological resources and specifies requirement and procedures for the evaluation, removal and disposition of such resources. Accordingly, implementing projects facilitated by the Plan are not anticipated to result in potential cumulative impacts to paleontological resources within the region.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All applicable mitigation measures will continue to apply to the implementing projects, along with any site-specific analysis related to impacts to paleontological resources. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to paleontological resources compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-b) The EIR No. 524 concluded that geologic hazards are generally localized in nature, as they are related to the soils and geologic character of a particular site. Cumulative impacts could occur related to an earthquake, depending on the magnitude of the earthquake and location of the fault(s) traversing the region. Impacts due to seismic activity would be cumulative if State and local building and development codes and regulations were not actively being implemented throughout the region.

All implementing projects within the Plan area, as well as all future development within surrounding areas, would be subject to applicable State and local building codes, ordinances, and policies, and site-specific design measures intended to reduce the potential for significant damage to occur as the result of seismic activity, landslides, and other such geologic hazards.

For the reasons stated above, the Plan is not considered to result in significant impacts relative to geology or soils. Impacts would be less than significant, and no additional mitigation measures are required or proposed. This analysis is consistent with the requirements of a program EIR and future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site-specific implementing projects proposed within the Plan area will require site-specific CEQA analysis at a later date.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with all applicable codes, ordinances, and policies related to geologic hazards. The proposed project will not increase the number of developments or alter the design of implementing projects resulting in an increase in geologic hazards beyond what was already evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Fault Zones compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 concluded that areas subject to liquefaction are found within the Plan area. Implementation of the proposed Plan would not result in any new or more severe impacts than was previously disclosed in EIR 524. Implementation of the Plan would potentially increase exposure of future development associated with implementing projects within the Plan area to damage caused by secondary seismic impacts such as ground failure, soil settlement, subsidence or liquefaction during an earthquake associated with an earthquake event.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with all applicable codes, ordinances, and policies related to geologic hazards and site-specific evaluation of the potential for liquefaction impacts would continue to be required. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Liquefaction Potential Zone compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 notes that Temecula Valley Wine Country region is approximately four miles from Elsinore Fault, which runs through the cities of Murrieta and Temecula, then south to San Diego County. The County also has zoned fault systems mapped in the area. Both fault types trigger similar special studies prior to development to ensure structures are not built upon active faults and that structures are engineered to appropriate seismic building standards. Existing County Fault Zones associated with potentially active faults occur within the Wine Country region; specifically the Buck Mesa Faults, Agua Tibia Mountains Faults and Elsinore Faults. Seismic activity along regional and local faults will produce ground-shaking effects and, during a seismic event, these faults could shift resulting in ground rupture. Development accommodated by the Plan has the potential for increasing the number of people and properties at risk for significant seismic impacts due to ground fault rupture, strong seismic shaking and other seismic-related hazards.

See discussion under Section 11 and 12. As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to ground-shaking compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a)

EIR No. 524 concluded that implementation of the Plan would potentially increase the risk of exposure of persons and property associated with future development within the Plan area due to damage caused by hazards such as landslide, lateral spreading, subsidence, liquefaction, or collapse during an earthquake. All implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety, as well as local regulations, ordinances, General Plan policies, and standard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions or requirements. This would include compliance with General Plan Policies S 2.2 through S 2.8 to minimize potential effects of landslides and rockfalls on new development and/or infrastructure. Nonetheless, mitigation is required to ensure that impacts remain less than significant. Implementing projects compliance with MM GEO-1 and MM LU-1 and its geotechnical studies will reduce damage to structures and loss of life caused by an earthquake.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with all applicable codes, ordinances, policies related and mitigation measures to geologic hazards. The proposed project will not increase the number of developments or alter the design of implementing projects resulting in an increase in geologic hazards, including landslides, lateral spreading, or rockfall hazards beyond what was already evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Landslide Rock compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 concluded that areas subject to subsidence are found within the Plan area. All implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements. Nonetheless, implementation of MM GEO-1 and MM LU-1 is required to ensure that impacts remain less than significant.

See prior discussion under Section 14. As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524 All implementing projects will be required to comply with all applicable codes, ordinances, policies related and mitigation measures to geologic hazards. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Ground Subsidence compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 concluded that two lakes (Lake Skinner and Vail Lake) are located near the Plan area; however, it is not likely that the Plan would be inundated by seiche from either body of water due to intervening topography and distance from the site. The Plan area is located approximately 44 miles inland from the Pacific coast and protected by the Santa Margarita Mountains. It is unlikely that the Plan area would be inundated by a tsunami. Mudflow could occur in any area, especially with the mixture of wildfires and rain. There is a high potential for mudflows to occur in some areas of unincorporated Riverside County which contain areas with steep slopes.

All implementing projects within the Plan area would be required to comply with the requirements of the California Building Standards Code in Title 24. In areas where steep slopes occur that are susceptible to mudflow hazards, proponents for implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

The Plan would not directly result in degradation of surface water quality, groundwater, drainage or erosion, or flooding impacts. Compliance with Federal, State, and local requirements on a project-by-project basis would reduce cumulative impacts to a less than significant level at the time of an implementing project is developed. In addition, impacts to surface water resources are also regulated and mitigated by regional plans, permits and programs managed by the Riverside County Flood Control and Water Conservation District and U.S. Army Corps of Engineers.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to other geologic hazards compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-c) The EIR No. 524 concluded that the Plan area includes slopes that are greater than 15%. Slope stability would be specific to the physical characteristics of a site, such as underlying soil and rock type, slope steepness, and water content of the soils.

All implementing projects within the Plan area would be required to comply with the requirements of the California Building Standards Code in Title 24. In areas where steep slopes occur that are susceptible to mudflow hazards, proponents for implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The implementing project would still need to adhere to provisions of the General Plan policies and the Temecula Valley Wine Country Design Guidelines regarding site design. All implementing projects will be required to comply with all applicable codes, ordinances, and policies related to geologic hazards, which include hazards related to slopes. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to slopes compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) EIR No. 524 concluded implementing projects in the Plan area are required to comply with County of Riverside General Plan Policies S 3.5 and S 3.6 to minimize the potential effects of soil erosion and loss of topsoil. These policies require the identification of design and/or other measures to address onsite and offsite slope instability, debris flow, and erosion hazards on properties where substantial land disturbance is required to allow for the proposed implementing project. As applicable, proposed implementing projects are required to comply with National Pollutant Discharge Elimination System (NPDES) requirements and Best Management Practices (BMPs) to reduce potential effects on downstream water bodies, as the result of erosion. Applicants of implementing projects within the Project area are required to include erosion and sediment control measures as part of the grading plan in order to minimize land modification and potential erosional effects. Specific design measures would be implemented on a project-specific basis, thereby reducing potential impacts caused by erosion and/or the loss of topsoil to less than significant.

b) The EIR No. 524 concluded that the potential exists for expansive soils, as defined in Section 1803.5.3 of the 2010 California Building Code (previously defined in Table 18-1-B of the Uniform Building Code), to occur sporadically throughout the Plan area. Currently, no comprehensive mapping of expansive soils exists for the Plan area. If not managed properly, implementing projects occurring on such soils within the Plan area could pose a significant risk to life and property, in particular structural damage and/or the disruption of utility facilities. Construction activities would also have the potential to create risk to existing structures by disturbing or altering underlying soils or geologic conditions.

All implementing projects within the Plan area would be required to comply with the requirements of the California Building Standards Code in Title 24 for construction occurring within areas subject to expansive soils. Prior to any construction in such areas, a site-specific geotechnical assessment would be required to identify potential adverse impacts and appropriate recommendations to ensure stability of a specific site if implementing projects are to occur. Prior to the issuance of a grading permit, applicants would be required to prepare grading plans consistent with recommendations of the geotechnical study to ensure that impacts relative to expansive soils remain less than significant.

Implementing projects within the Plan area would also remain subject to all applicable mitigation measures imposed through General Plan EIR No. 441, including Mitigation Measure 4.10.7A and other geology related measures, to reduce potential impacts with regard to expansive soils.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to expansive soil compared with the analysis of the Plan in the certified EIR.

c) The EIR No. 524 concluded that extensive areas of unincorporated territory within Temecula Valley Wine Country lie outside of existing special districts that provide sewer services. As a result, implementing projects on such lands would be required to rely on the use of septic tanks or alternative wastewater disposal systems. Within certain areas, soils have moderate to severe limitations that restrict the potential use of septic tanks or alternative wastewater disposal systems (refer to Exhibit 4.6-6, Wine Country NRCS Soils Mapping, Page 4.6-43 of the Final Program EIR No. 524). Therefore, to the extent that the Plan would accommodate future implementing projects in these areas, there is the potential for resulting effects on soils that cannot adequately support the use of septic tanks or alternative wastewater disposal systems.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to approval of a grading permit, all future implementing project applicants would be required to demonstrate compliance with State and/or County requirements and prepare a site-specific geotechnical investigation to determine underlying soil type, permeability, structural loads, design and integrity, and to evaluate the properties of onsite soils and their potential to adequately accommodate septic tanks or alternative wastewater systems.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to septic and sewer compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-b) The EIR No. 524 concluded that temporary construction-related impacts associated with implementing projects are anticipated to involve grading to construct buildings, access roads, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Due to the rural nature of the area, the pre-existing drainage patterns will generally be maintained. Specifically, future implementing projects within the Winery, Equestrian, and Residential Districts will be required to avoid the alteration of existing drainages, whenever possible. Drainage modifications, if necessary, will be subject to County and Riverside County Flood Control Water Conservation District (RCFCWCD) discretionary review relative to flood control and water quality, and review by Rancho Water Quality Control Board (RWQCB), United States Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) relative to effects upon drainage courses and associated wildlife and water quality.

The construction of new infrastructure will avoid the alteration of existing drainages whenever possible. Any drainage modifications, if required, would be designed in accordance with County of Riverside (e.g., Environmental Programs Department, Planning Department, and RCFCWCD) and outside resource agency (e.g., ACOE, CDFG, RWQCB, USFWS) criteria, as appropriate.

Nonetheless, potential erosion and siltation impacts caused during construction are a potentially significant impact requiring mitigation measures MM HYD-7 and MMHYD-8.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will conform to required site-specific evaluations related to hydrology, and the potential for erosion impacts. Further, MM HYD-7 and MMHYD-8 would continue to apply. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to erosion compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) EIR No. 524 concludes that as lands within the Plan area develop over the next 25 years, an increase in the disturbance of existing land surfaces from grading, development, or removal of existing vegetation/topsoil would potentially occur. As a result, the potential for erosion caused by wind and/or water would increase. Implementing projects within the Plan area are required to comply with County of Riverside Ordinance No. 484, which provides requirements intended to reduce the potential for blowing sand within areas designated as Agricultural Dust Control Areas. Ordinance No. 484 identifies certain restrictions on land disturbance activities within these areas and identifies procedures necessary to obtain a valid permit. As needed, an erosion control plan would be prepared and submitted to the County to identify methods by which potential soil run-off during rain events and erosion hazards would be minimized to ensure that no adverse effects on water quality occur to downstream properties or water bodies.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to wind erosion and blowsand compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 concluded that emissions of GHGs were calculated for the worst-case year of Plan construction in CalEEMod. Construction emissions were calculated in five-year increments to correspond with the expected rate of build-out. Emissions for each 5-year period take into account projected policies regarding construction waste diversion and anticipated advancement in equipment technology. Results of this analysis are presented in, *Year 2035 Construction Greenhouse Gas Emissions*. As shown on Table 4.7-2 of the Final Program EIR No. 524, the average annual emissions would not likely exceed the GHG interim threshold of 3,000 metric tons, if an equal number of implementing projects are assumed to be constructed in each of the five year spans. However, as the actual rate of construction cannot be accurately estimated, a plausible scenario of three times the average construction activity occurring in a single year was considered for determining potential worst-case mass emissions from construction under the Plan. The GHG emissions resulting from this worst-case construction activity would exceed the SCAQMD's threshold, and result in a potentially significant impact. Accordingly, applicable mitigation was required under the Final EIR, including MM GHG-1 and MM GHG-2. However, even with the implementation of MM GHG-1 and MM GHG-2 and the expected improvements in construction waste diversion and anticipated advancement in equipment technology over the long term, the Plan would fail to meet the SCAQMD interim threshold, largely due to level of development anticipate with the Plan's planning area. Therefore, the construction of the implementing projects would result in a potentially significant, adverse and unavoidable impact with regard to construction GHG emissions.

There are no feasible mitigation measures to further reduce or avoid this significant GHG impact, because emissions primarily come from construction equipment. As discussed above, the County has already imposed all feasible mitigation to reduce construction-related emissions and require the use of low-emission equipment wherever feasible. Accordingly, this impact will remain significant and unavoidable.

Plan operations would result in a change in land use from relatively vacant land to residential, commercial or agricultural use. As a result, the Plan would generate an increase in long-term GHG emissions from a number of sources as a result of development, including: mobile sources, residential and commercial building energy consumption, water consumption, waste generation, area sources, and wine production. The individual implementing projects built in accordance with the Plan would achieve reductions in GHG emissions consistent with the State's overall reduction goal compared to "Business as Usual" (BAU) through the implementation of MM AQ-1 and MM AQ-2 which provide a suite of measures that will reduce implementing projects' emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, the construction and long-term operation of these new residences, wineries, and agricultural developments will result in an increase in total GHG emissions as compared to the existing condition, and will result in emissions, when averaged over the new residents and employees, which exceed the per capita threshold of 4.1 MT/yr (adopted from the SCAQMD efficient-based standard for Year 2035). MM GHG-2 includes the County's adoption of the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook (DEIR Appendix E). MM GHG-2 and the GHG Workbook require future implementing projects to demonstrate compliance with minimum performance standards or better reduction in GHG emissions compared to Business as Usual (BAU). Existing General Plan policies, federal and state regulations, SCAQMD climate change policies, County regulations and MM GHG-1 and MM GHG-2 are intended to reduce GHG emissions and represent feasible mitigation. However, even with implementation of the feasible policies, regulations and mitigation measures, the Plan would still result in GHG emissions in excess of mass emission and per capita thresholds. There are no further feasible mitigation measures to reduce or avoid this impact. As discussed above, reducing mobile-source emissions from transportation is outside of the County's legal authority, and large proportion of GHG emissions arise from the transportation sector. Moreover, the Plan already includes a number of energy efficiency measures that will reduce the Plan's GHG emissions, and MM AQ-1 and MM AQ-2 require further measures to reduce overall emissions. Accordingly, even with all feasible mitigation, this impact will remain significant and unavoidable.

With implementation of Plan Design Features and MM GHG-1 and MM GHG-2, along with all applicable and feasible federal, state and local policies and regulations, the Plan would be consistent with and not conflict with the statewide goals of AB 32 and regional targets under SB375. However, because measures implementing AB 32 and the SB 375 require further action by other state and federal agencies and implementation and effectiveness is not assured, as well as the continuing effects of past human-induced GHG emissions, in an abundance of caution the County has determined that the Plan's incremental contribution to climate change would remain potentially significant and unavoidable. As discussed above, the County has already included as Plan features or imposed as mitigation all feasible measures to reduce the GHG impact. However, even with those measures, the impact will remain significant and unavoidable.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Each implementing project will be required to ascertain whether or not a site-specific evaluation of greenhouse gasses is required, and MM GHG-1, MM GHG-2, MM AQ-1 and AQ-2 will continue to apply. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to greenhouse gas emissions compared with the analysis of the Plan in the certified EIR.

b) EIR No. 524 concluded that implementation of numerous policies of the Southwest Area Plan (SWAP) and proposed zoning, the implementing projects would comply with the goals and policies established by AB 32, and would meet or exceed CalGreen requirements for reducing emissions.

The Plan would result in a reduction from "business as usual" (BAU) forecasted emissions levels based on Plan build-out conditions, when considering Plan Design Features, existing General Plan policies, and EIR Mitigation Measures GHG-1 and GHG-2 and would therefore exceed the BAU threshold, which is 28.5 percent (See Table 4.7.4 of the DEIR). The Plan includes a Greenhouse Gas Emission Reduction Workbook to ensure future implementing projects achieve the desired GHG emission reduction targets. In addition, the CARB and SCAQMD are each empowered to regulate GHG emissions, with CARB playing a major role due to regulating motor vehicle emissions (which

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account for over 70% of Project GHG emissions), and SCAQMD regulating the region's major stationary sources such as electricity generating stations. Utilities, such as Southern California Edison, are also regulated by CARB to achieve AB32 targets, including a 33% renewable energy portfolio for all electricity generation by 2020. Therefore, Plan GHG impacts would be reduced to a less than significant level with respect to GHG-reducing plans, policies, and regulations.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Each implementing project will be required to ascertain whether or not a site-specific evaluation of greenhouse gasses is required, and MM GHG-1 and MM GHG-2 will continue to apply. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to greenhouse gas emissions compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-e) The Certified EIR No. 524 concluded that the Plan includes a proposed change in land use policy intended to promote the expansion and co-existence of winery, residential, and equestrian uses within this part of the County. Implementing projects allowed pursuant to the Plan would require the use of hazardous materials during construction and operation of facilities. Typical hazardous materials on a construction site include concrete curing compounds, asphalt products, paints, petroleum products

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from equipment operation and maintenance, and pesticides. Pesticides are substances or mixtures of substances intended for preventing, destroying, repelling or mitigating any pest.

The term pesticide also applies to herbicides, fungicides and various other substances used to control pests. Typical hazardous materials found on agricultural sites include Ammonium nitrate and Anhydrous Ammonia fertilizers, pesticides/ herbicides/fungicides, and fuels for farm equipment such as diesel fuel, gasoline, and propane. Typical hazards associated with equestrian uses include pesticides, fertilizers, manure, and fuels for machinery. The use of these materials, however, is not anticipated to result in potentially significant impacts regarding the transport of materials because such uses are subject to federal, State, and local regulations, ordinances, General Plan policies, and standard conditions.

Moreover, future agricultural, viticulture or winery-related uses would be subject to implementing project site-specific development review pursuant to the County's standard development review process, including detailed development review process as well as site specific CEQA review. Likewise, implementing projects would be subject to the same site-specific/CEQA review, including the potential impacts of proximate agricultural operations on the new implementing project. All implementing projects will be required to comply with federal, state, and local regulations regarding pesticide use for agricultural purposes. The California Environmental Protection Agency Department of Pesticide Regulation (DPR) is the agency responsible for a statewide pesticide regulatory program and has the authority to oversee, evaluate and improve local pesticide enforcement programs.

Impacts regarding pesticide use are anticipated to be less than significant because the DPR scientists perform continuous evaluation and reevaluation of registered pesticides or pesticides being considered for registration. Under California law (statutes of 1969, Chapter 1169) the DPR must eliminate from use any pesticide that endangers the agricultural or nonagricultural environment. The DPR conducts a human health risk assessment to estimate the nature and likelihood of adverse health effects in humans who may be exposed to pesticides now and in the future.

The DPR ensures safe pesticide use because of they perform the following actions:

- Scientific evaluation of products before they can be sold or used.
- Examination and licensing of individuals and businesses that recommend, perform, or supervise pest control. Surveillance of products sold in the marketplace to ensure they are registered and meet state health, environmental and safety standards.
- Site specific permitting for the use of certain hazardous pesticides.
- Full reporting of agricultural pesticide use.
- Sampling and residue testing of fresh produce.
- Strict laws, regulations and programs to protect workers and the environment, including field inspections and monitoring of air, soil and water.
- Grants and outreach promoting greater use of pest management strategies that lower risks associated with pesticides and reduce pesticide use where possible.
- Local enforcement agents in all 58 counties that conduct safety inspections and investigations.

The Riverside County Agricultural Commissioner's Office has 4 District offices in 4 different regions of Riverside County (Corona District, San Jacinto District, Coachella Valley District, and Palo Verde Valley District). The Riverside County Pesticide Use Enforcement Work Plan (years 2011 - 2013) has been developed using the California Department of Pesticide Regulation Enforcement Letter ENF 08-18, *Pesticide Use Enforcement Program Planning and Evaluation Guidance*. This document is used as guidance to target core program priorities and evaluate the County pesticide use enforcement program. This document is used by the Agricultural Commissioner to analyze resources available to

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focus on core enforcement programs (restricted materials permitting, compliance monitoring and enforcement response) to assure high levels of compliance by the regulated community regarding pesticide laws and regulations. Riverside County pesticide enforcement program statistics can be found in the Pesticide Regulatory Activities Monthly Report and the DPR Regulation Pesticide Use Report Database. Pesticide use for agricultural purposes has been ongoing in the Wine Country Community Plan region and pesticides are anticipated to continue to be used in the future with implementing projects. The DPR has been and continues to monitor air, water and fresh produce to find out if there are residues of concern. The DPR also monitors pesticide exposure in the workplace and other settings, investigates and tracks pesticide illness and injury issues, and utilizes local enforcement to ensure laws and regulations are being obeyed. The DPR has a web-based database that is continually updated that includes enforcement actions and penalty actions on noncompliance pesticide use throughout the state. Other Plan features that will help reduce impacts in regards to pesticide use is the Wine Country Community Plan area large Lot size requirement of 10 acres per dwelling unit (1 acre minimum in clustered development) and the 50 foot minimum structural setback from the lot line requirements, which will create a buffer from pesticides used on an adjacent property. Furthermore, General Plan Land Use Element Policy 23.6 requires that commercial projects abutting residential properties are to protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. Because pesticide use is strictly regulated in California (as noted above), direct, indirect, and cumulative impacts associated with pesticide usage are anticipated to be less than significant. The Environmental Impact Report prepared for the Plan is a "Program EIR", which evaluates broad-scale impacts of the Plan that can be expected to result from the revision of the General Plan, Zoning Ordinance No. 348, and Design Guidelines pursuant to the Plan. The EIR does not and cannot evaluate site specific impacts of each potential individual implementing project, because the location, extent, and timing of individual implementing projects is unknown. Any implementing project will be required to prepare appropriate CEQA compliance documentation in regards to hazards and hazardous materials. However, it is possible that - during construction - unanticipated hazardous materials (such as underground storage tanks) could be encountered. Such unanticipated discoveries could result in potentially significant impacts requiring implementation of MM HAZ-1. MM HAZ-1 specifies the protocols and requirements that must be met in the event of an unanticipated discovery of potentially hazardous materials, and provides the necessary information and guidance to effectively respond and address a release of hazardous materials ensuring limited impact to the environment. Such conformance would be adequate to ensure that potential impacts from the effects of a release of hazardous materials on any habitable structure, critical facility, or other infrastructure would be reduced to less than significant.

Crowne Hill Elementary School is located within a quarter mile of the Plan's Residential District and one existing private school is located within the Plan area. Given that the Plan approvals do not authorize any site-specific development, and given that the timing and nature of future implementing projects is unknown, it is possible that the Plan could generate construction-related impacts resulting from hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes within a quarter-mile of a school. Future agricultural, viticulture or winery-related uses would be subject to implementing project site-specific development review pursuant to the County's standard development review process, as modified and expanded through the Plan, including a detailed development review process and project-level CEQA review. Likewise implementing project proposals for school expansions or new schools would be subject to the same review process and procedure and would necessarily take into consideration potential impacts from existing proximate land uses, including agricultural operations. Additionally, existing federal, State, and local school district policies and procedures, including the Federal CERCLA Program, Federal RCRA Program, Federal HMT A, State HWCL, State Health and Safety Code, State CCR Titles 22 and 26, and County Ordinance Nos.

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615, 651, 718, and 348 (refer to Section 4.8.3 above for details regarding these regulations), would minimize risks to school facilities, students, faculty, as well as the general public related potential hazardous materials impacts. Nonetheless, mitigation for potential implementing projects is required. MM HAZ-1 would reduce the potential hazards impacts of unanticipated future discoveries to a less than significant level by specifying the procedures and requirements for the identification and removal of leaking underground storage tanks or other potential environmental concerns.

There is one hazardous material site within the Plan area (refer to Exhibit 4.8-1 *Hazards Material Site*). The Temecula Bomb Target # 107 is a 160 acre property acquired by the Navy before October 1945. There is no information available detailing history of the site as a bombing target for rocket firing. The State actively began cleaning the site and disposing of unexploded ordnance on February 15, 2007. Development on or near the site could result in a potentially significant hazardous materials impact to the public by exposing the public to unexploded ordnance and other hazards, such that mitigation is required.

Implementation of MM HAZ-2 through MM HAZ-3 will ensure that impacts are reduced. These measures require special surveys to be conducted within a one mile radius of the hazardous materials site and prevention of construction activities within the site until the cleanup is complete, and requirements in the event that an unexploded ordnance is encountered during construction activities. Adherence to MM HAZ-2 through MM HAZ-3 will ensure that impacts associated with development of a site identified on a list of hazardous materials sites are less than significant.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Also as previously stated, all future implementing projects would be subject to site-specific development review and CEQA evaluations. All applicable mitigation and State, federal, and local policies related to hazardous materials would continue to be applicable to any future projects. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to hazards and hazardous materials compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-d) The Certified EIR No. 524 concluded that the Plan is not located within an Airport Influence Area and would not result in an inconsistency with an Airport Master Plan, therefore it will not, require review by an Airport Land Use Commission. The Plan is not located within two miles of a public airport or public use airport. Activities authorized under the Project would not result in a safety hazard for people residing or working in the Plan area.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the number of developments or alter the design of implementing projects resulting in an increase in hazards related to any private or public airports. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to airports compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 concluded that, as shown in Exhibit 4.8-3 of EIR No. 524, wildfire susceptibility, the northeastern and southern portions of the Plan are located in areas with high fire hazard risk. Portions of the Plan's Residential and Equestrian Districts are located in high fire hazard areas. This will increase both the number of people and property potentially exposed to fire hazards. Additionally, there is the potential for an increase in the occurrence of fire, particularly in urban-wildland interface areas, due to increasing human encroachment. Accordingly, MM HAZ-4 is required to reduce these impacts to a less than significant level.

Implementation of existing laws and regulations in conjunction with MM HAZ-4 will help reduce potential fire safety impacts on land uses within the Plan area to less than significant levels. MM HAZ-4 requires the Fire Department to evaluate all implementing projects located within areas of wildfire susceptibility to determine whether the Department's Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the current

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requirements of the Fire Department shall be prepared and shall be approved by the Fire Department prior to approval of the implementing project. This will ensure that conditions of high fire risk are abated, such that the risk of wildlands fires is reduced to a level of less than significant.

As discussed above, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not introduce new uses into wildlands no already evaluated under the prior EIR and will not alter designs or intensify any uses that would increase any impact potential related to hazardous fire areas. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Hazardous Fire Area compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Source: Riverside County Flood Control District Flood Hazard Report/Condition.; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-h) The EIR No. 524 concluded that the Plan will support new and existing rural residential, winery, and equestrian uses, as well as other commercial activities that encourage tourism. The goal of the Plan is to expand development opportunities and attract tourists to the area. The operation of wineries, equestrian uses, and an increase in residential development would generate additional wastewater which would require treatment. Table 4.9-1 of EIR No. 524, *Agricultural and Equestrian Impacts on Water Quality*, lists a number of potential surface and groundwater impacts which could result from agricultural and equestrian uses. For example, it is possible that some implementing projects may propose uses that, in the aggregate, exceed the wastewater flow standards established by the Regional Water Quality Control Boards. Collectively, these impacts require mitigation in order to assure that any impacts to water quality standards are reduced to below a level of significance.

The Plan will support new and existing rural residential, winery, and equestrian uses, as well as other commercial activities that encourage tourism. Implementing projects would cause an increase in impervious surfaces, but by minimizing the amount of grading and utilizing existing drainage patterns projects should be able to minimize their effect on runoff, as well as their impacts on local groundwater recharge. Nonetheless, the operation and maintenance of the equestrian and agricultural uses in addition to an increase in residential development could have the potential to deplete groundwater supplies. In order to ensure a reliable water supply in a water shortage situation, Rancho California Water District ("RCWD") has developed a five stage water shortage contingency plan for agricultural, commercial, and domestic customers that would take effect and provide adequate water supply to the area. RCWD has determined that it has adequate capacity to serve the Plan (refer to Section 4.13 of EIR No. 524, *Public Services & Utilities*).

Temporary construction-related impacts associated with implementing projects are anticipated to involve grading to construct buildings, access roads, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Due to the rural nature of the area, the pre-existing drainage patterns will generally be maintained. Specifically, future implementing projects within the Winery, Equestrian, and Residential Districts will be required to avoid the alteration of existing drainages, whenever possible. Drainage modifications, if necessary, will be subject to County and RCFCWCD discretionary review relative to flood control and water quality, and review by RWQCB, ACOE, CDFG and USFWS relative to effects upon drainage courses and associated wildlife and water quality. The construction of new infrastructure will avoid the alteration of existing drainages whenever possible. Any drainage modifications, if required, would be designed in accordance with County of Riverside (e.g., EPD, Planning Department, and RCFCWCD) and outside resource agency (e.g., ACOE, CDFG, RWQCB, USFWS) criteria, as appropriate. Nonetheless, potential erosion and siltation impacts caused during construction are a potentially significant impact requiring implementation of MM HYD-7 and MM HYD-8. Adherence to the existing General Plan policies, Plan design features, MM HYD-7 and MM HYD-8 would ensure that impacts associated with the Plan remain less than significant. It should be noted that the provided analysis is consistent with the requirements of a program EIR and future site-specific implementing projects proposed within the Project area will require individual site-specific CEQA analysis at a later date.

Implementing projects would cause an increase in impervious surfaces; however, by minimizing the amount of grading and utilizing existing drainage patterns projects should be able to minimize their

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effect on runoff, as well as their impacts on local groundwater recharge. Implementing projects that could be constructed pursuant to the implementation of the Plan could increase the amount of urban runoff due to an increase in impervious area (i.e. roof tops and paving). Mitigation of increased runoff can typically be handled onsite through the use of detention facilities, stormwater improvements, infiltration, and maximizing pervious area. Implementing project specific requirements would be evaluated on a project level during the County's entitlement and permitting process and are beyond the scope of this programmatic evaluation; however, it is reasonable to assume that implementing projects would be required to adhere to County standards for detention of incremental flows and management of storm water flows. Since the majority of the implementing projects proposed pursuant to the Plan would be rural in nature, pre-existing drainage patterns will be maintained wherever possible. Potential impacts to natural drainage courses would be regulated by State, federal, regional, and county agencies to reduce or eliminate adverse impacts. With appropriate drainage, stormwater, and surface runoff design features integrated into implementing projects and the implementation of mitigation measures, described below, impacts to downstream drainage facilities would not be anticipated. Existing regulations would require implementing projects to provide their own flood protection for structures and access and conformance to those regulations would protect downstream properties from adverse impacts. With implementation of on-site drainage control and appropriate mitigation measures, and given the overwhelmingly agricultural nature of anticipated implementing projects within the Plan area, implementation of the Plan would not be expected to result in significant impacts related to surface runoff provided that site-specific studies are completed, the Area Drainage Plan is supported, and implementing projects use appropriate flood control measures. Accordingly, to ensure that any such surface runoff impacts are reduced to a level of less than significant, mitigation imposing these requirements is necessary. Adherence to the existing General Plan policies, Plan design features, and mitigation measures HYD-1 through HYD-5, HYD-7 through HYD-8, and LU-1 would ensure that impacts associated with the Plan remain less than significant.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The prior mitigation identified under the EIR No. 524 will be required for any implementing projects, along with site-specific analysis and the potential for additional mitigation to ensure any hydrologic impacts are reduced. Further, the project is not allowing additional development or increasing any intensity of uses beyond what was evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to water quality compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-d) The certified EIR No. 524 concluded that the limits of each floodplain type is shown on Exhibit 4.9-3 of EIR No. 524, *FEMA Floodplain Areas*. Any project that requires fill to be placed within this area, which alters the limits of the floodplain will be required to process a Letter of Map Revision based on Fill (LOMR-F) with FEMA. Future implementing projects in this area would be subject to County and RCFCWCD review for drainage and flood control improvements necessary to accommodate the specific implementing project. Nonetheless, to ensure that all future implementing projects are subject to specific performance standards regarding flooding, mitigation is required.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to floodplains compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-b) The EIR No. 524 concluded that the Plan would not result in any adverse cumulative impacts to land use and planning within the Plan area. The Plan would help to guide development in a way that

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preserves the existing land uses and rural feel while allowing for growth consistent with the established vision. The land use Districts proposed in the Plan includes Winery, Residential, and Equestrian. These Districts are part of the Plan to guide development and meet the goals of the Plan: to increase viticulture potential; protect rural lifestyle and equestrian activities; allow appropriate levels of commercial tourist activities; and so that future growth is coordinated to avoid land use conflicts and provide appropriate levels of public facilities, services, and infrastructure. Plan implementation would nonetheless increase development in the future; however, it would reduce the density of land uses currently permitted under the General Plan, SWAP, Citrus Vineyard Policy Area and Valle de los Caballos Policy Area.

Therefore the incremental impact of the Plan, when considered in combination with development within the sub region and within the Plan area (i.e., implementing projects), is not anticipated to result in cumulatively considerable land use impacts. If future implementing projects are consistent with the Community Plan (including the associated General Plan Amendment, Zoning Ordinance Amendment and revised design guidelines), their cumulative impacts would be consistent with the Plan-related land use impacts identified and evaluated in this EIR (Section 4.1 0) and would thus be less than significant. In addition, the land use changes anticipated under the Plan would comply with the growth projections, goals, and vision identified by SCAG (Southern California Association of Governments); thus significant Plan-related cumulative land use impacts are not anticipated. Therefore, Implementation of the Plan would not result in significant cumulative land use impacts.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The modifications are consistent to the Temecula Valley Wine Country Policy Area. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to land use compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, GIS database Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-e) The EIR No. 524 concluded that the Plan includes land use policies, zoning regulations, development standards, and design guidelines that apply to 17, 910-acres with the intent to promote land use and community cohesion. The associated General Plan Amendment, Zoning Ordinance Amendment, and Design Guidelines further integrate these uses and protect Wine Country from suburban development.

The purpose of the Plan is to provide for a compatible pattern of development. The goals and policies direct future growth and development, while minimizing existing and potential land use conflicts. Properties within the Plan’s three Districts would be required to comply with the corresponding zone of their respective District at the time an implementing project approval is sought.

The implementing zones each contain similar development standards, including similar height requirements, setbacks, and open space requirements. In addition, the implementing zones and revised design guidelines contain standards to ensure compatible architectural themes throughout the Plan area. Implementation of the Plan would not create a physical divide in established communities, but rather implementation of the Plan would—as previously mentioned—consolidate and preserve the existing communities within the Plan area. Likewise, the proposed circulation improvements would also serve as a means of better connecting the unique communities and activity centers throughout the Plan area.

The Plan includes a General Plan Amendment and Change of Zone that will govern future land uses and implementing projects within the Project area. All implementing projects would be required to adhere to the policies and goals of the General Plan, as well as Ordinance No. 348 as amended by the Plan. These plans, policies, and regulations are intended to negate the adverse effects related to land use. Therefore, the Plan is itself “self-mitigating” meaning that it provides the necessary policies, land use control and design guidelines that are anticipated to result in substantial improvements in the physical connectivity and avoidance of physical division of land uses within the Plan area.

The Plan does not change the zoning classifications on individual parcels. The Plan only establishes land use development policies that implement the County’s goals of preserving and enhancing the viticulture potential, rural lifestyle and equestrian activities within this unique area of the County. The Plan’s policies will help coordinate growth in a manner that avoids land use conflicts and ensures the timely provision of public infrastructure to keep up with growth in the Plan area.

Although future implementing projects are anticipated to be consistent with the County’s General Plan, zoning, and other applicable land use policies, there is always the possibility that future projects may propose particular uses that may be incompatible with existing uses in the surrounding area. Accordingly, implementation of MM LU-1 is required.

Each implementing project would be required to prepare site-specific, construction-level CEQA documentation. MM LU-1 requires future implementing projects to comply with the Plan policies and regulations and to complete all appropriate environmental analysis prior to any approval. Such analysis would identify any specific land use incompatibilities associated with the particular proposed uses and require the implementation of measures to reduce or avoid them. Accordingly, with the implementation of MM LU-1, impacts would be reduced to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to conduct a site-specific analysis and will need to comply with the MM LU-1. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Planning compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-d) The EIR No. 524 concluded that according to the SWAP, the Plan area does not include any locally-important mineral resources recovery sites. The Plan does not propose to change this. Therefore, the Plan would not have the potential to result in the loss of availability of a locally-important mineral resource recovery site delineated in the General Plan, Specific Plans, or any other land use plan.

As discussed above, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to mineral resources compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 concluded that the Plan area is not within two miles of a public airport or public use airport. Therefore, implementing project activities authorized pursuant to the Plan would not expose people to excessive airport-related noise sources.

b) The EIR No. 524 concluded that a private airstrip, historically known as Billy Joe Airport, is located in the western portion of the Plan area, within the proposed western Residential District. The airstrip is paved and is infrequently used. Permission must be granted by the owner of the airstrip prior to landing. Currently, this facility is not covered by the Riverside County Airport Land Use Compatibility Plan Policy Document. Due to the infrequent use of the airstrip and the lack of an existing airport land use plan governing this facility, impacts are considered to be less than significant.

In addition, a private-use heliport was approved by the Planning Commission in 2009 through Conditional Use Permit No. 3551. This site is located in the southerly portion of the Plan area in the proposed Equestrian District. The Conditions of Approval for the heliport specify that the helicopter pad may be operated a maximum of two round trips daily between the hours of 7:00 a.m. to 7:00p.m., and the project applicant will be required to demonstrate compliance to the Riverside County Planning Department that all conditions stated by the Federal Aviation Administration (FAA) in their formal 2007 letter will be met prior to and during operation, as appropriate. Similar to the private airstrip, permission must be granted by the owner of the airstrip prior to use. This facility is also not covered by the Riverside County Airport Land Use Compatibility Plan Policy Document. Due to the infrequent use of the airstrip and compliance with FAA's conditions of approval, impacts would be considered to be less than significant.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not create any new impacts related to airport noise beyond those already evaluated under

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to airport noise compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

The EIR No. 524 concludes there are no impacts due to railroad noise.

As discussed above under the prior analysis, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not create any new impacts related to railroad noise beyond those already evaluated under the EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to railroad noise compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

The EIR concluded that the buildout of the Project would result in potential cumulative noise level increases along major roadways due to increases in traffic. The Noise Section of the EIR identifies several roadway segments that would exceed noise thresholds as the result of implementation of the Plan. Thus, the EIR concluded implementation of the Plan would substantially contribute to cumulative mobile source noise impacts and mitigation would be required.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not lead to increases in implementing projects within the Plan area nor lead to an intensification of uses that would correlate to additional noise impacts not previously evaluated in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to airport noise compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

The EIR No. 524 concluded that in terms of Mobile Source Impacts:

Buildout of the Plan would result in potential cumulative noise level increases along major roadways from increase in traffic noise. The Noise Section of the EIR identifies several roadway segments that would exceed noise thresholds as the result of Plan implementation. Thus, the Plan would substantially contribute to cumulative mobile source noise impacts and implementation of MM NOI-1 through MM NOI-7 would be required.

The EIR No. 524 concluded that in terms of Stationary Sources Impacts:

The Plan may result in significant stationary source impacts, even with implementation of Mitigation Measures NOI-3 through NOI-6 and applicable policies and ordinances. All future implementing projects within the Plan area and surrounding region would be subject to comply with County, State, and Federal guidelines regarding noise abatement and insulation standards. Cumulative stationary source impacts may be significant and unavoidable, depending on site specific operations for a given implementing project. It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. These potential stationary noise impacts, including special events, are best mitigated on a policy level as set forth above, including the Noise Study/Acoustical Analysis, Noise Control Plan, and noise-attenuation measures as required in Mitigation Measures NOI-3 through NOI-6. The creation of special Districts for each major land use also reduces the potential for future cumulative noise impacts upon sensitive receptors by focusing future residential implementing projects in the Residential District. Due to the potentially significant nature of this impact, mitigation would be required. Adherence to the existing Ordinance No. 847, *General Plan* policies, and mitigation measures listed above would substantially reduce stationary source noise impacts associated with the Plan (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced, but cannot be entirely eliminated, through compliance with policies, ordinances and mitigation noted above, and will be implemented by the County on a project-by-project basis. Therefore, impacts would be potentially significant, adverse and unavoidable.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The identified mitigation under the prior EIR will continue to apply to any implementing projects. Further, the proposed project would not increase any of the stationary or mobile source noise impacts beyond what was already evaluated, as the project does not increase the intensity of the uses or the number of potential implementing projects beyond what was evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to other noise impacts compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-d) The EIR No. 524 concluded that long-term development facilitated by the Plan would result in additional traffic on adjacent roadways, thereby increasing the vehicular noise in the vicinity of the existing and proposed land uses. Stationary noise sources within the Plan area would include special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Riverside County Ordinance No. 847 Section (c), Audio Equipment, prohibits the operation of audio equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible inside an inhabited dwelling and at any other time such that the equipment is audible at a distance greater than 100 feet from the source. Additionally, Ordinance No. 847 Section (d), Sound Amplifying Equipment and Live Music, prohibits the operation of sound amplifying equipment or performance of live music between the hours of 10:00 p.m. and 8:00 a.m., and at any other time such that the equipment or live music is audible at a distance greater than 200 feet from the source. Ordinance No. 847 Section 7, Exceptions, allows for the application for single or continuous exceptions from the provisions of Ordinance No. 847 which are subject to a fee and the County Planning Director's approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Winery District would promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. Plan implementation would facilitate construction of additional small, medium, and large wineries which may be located in the vicinity of existing and future rural residential uses and existing institutional uses. Therefore, the potential exists for the generation of long-term noise levels from future implementing projects which propose the development of wineries (in particular from special events, tasting rooms, and shipping facilities) to exceed noise and land use compatibility standards which could impact an adjoining sensitive land use, and potentially resulting in a significant, adverse and unavoidable impact with respect to stationary noise. Accordingly, implementation of MM NOI-3 through MM NOI-6 is required.

MM NOI-3 through MM NOI-6 in the EIR, specifically address operational noise associated with special occasion facilities of the implementing projects, including limitations on hours of operation. Mitigation Measure NOI-3 requires site-specific noise attenuation measures and will minimize noise impacts from shipping facilities. To ensure noise from special events held at winery facilities are further reduced, Mitigation Measure NOI-4 would require special occasion facilities to submit a Noise Study and NOI-3 and NOI-5 would require Noise Control Plans to be formulated prior to the issuance of building permits to reduce noise impacts to a less than significant level. Mitigation Measure NOI-5 prohibits amplified sound and special events at wineries after 10:00 p.m., restricts special event clean-up activities to no later than midnight, and identifies potential noise-attenuating features to be incorporated into future implementing projects (the County has modified Ordinance No. 348.4729 to prohibit outdoor amplified sound at Special Occasion Facilities, including winery events, unless such outdoor amplified sound is subject to a Noise Ordinance exemption approval pursuant to the existing County Noise Ordinance). NOI-6 ensures proper enforcement of County noise requirements and Plan conditions of approval.

Adherence to the existing Ordinance No. 847, *General Plan* policies, and Mitigation Measures NOI-3 through NOI-6 would substantially reduce stationary source noise impacts associated with the Plan (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced, but not eliminated, through compliance with policies, ordinances and mitigation noted above, and will be implemented by the County on a project-by-project basis. The only further means of reducing or avoiding this impact would be to limit stationary source noise emissions (such as those associated with special events) to the point where only one or two special events could occur at any one time. However, because the objective of the Plan is to encourage winery-related uses in the Plan area and to draw tourism into the area, it would be infeasible to impose such a limitations. Therefore, this impact will remain significant and unavoidable.

EIR No. 524 concluded that for cumulative noise impact relating to mobile sources the buildout of the Plan would result in potential cumulative noise level increases along major roadways from increase in traffic noise. Table 4-12-10 in the Noise Section of the Draft EIR (See pages 4.12-31 through 4.12.35) identifies several roadway segments that would exceed noise thresholds as the result of Plan implementation. Thus, the Plan would substantially contribute to cumulative mobile source noise impacts and MM NOI-1 through NOI-7 would be required.

Potential noise impacts related to exposure to traffic noise of future implementing projects involving residential or other noise-sensitive uses would be evaluated as part of the project-specific

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental analysis that would be need for such implementing projects and, if necessary dependent upon project-specific conditions, project-level mitigation could be required to mitigate traffic noise from adjacent roadways. However, the Plan implementation would still result in significant adverse and unavoidable impacts due to the increase in ambient traffic noise as the result of project implementation. This impact is unavoidable since it is a direct result of increases traffic that would be created by the project.

EIR No. 524 concluded that for cumulative noise impact relating to stationary sources the Plan may result in significant stationary source impacts, even with implementation of MM NOI-3 through MM NOI-6 and applicable policies and ordinances. All future implementing projects within the Plan area and surrounding region would be subject to comply with County, State, and Federal guidelines regarding noise abatement and insulation standards. Cumulative stationary source impacts may be significant and unavoidable, depending on site-specific operations for a given implementing project. It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. These potential stationary noise impacts, including special events, are best mitigated on a policy level as set forth above, including the Noise Study/Acoustical Analysis, Noise Control Plan, and noise-attenuation measures as required in MM NOI-3 through MM NOI-6. The Plan's creation of special Districts for each major land use also reduces the potential for future cumulative noise impacts upon sensitive receptors by focusing future residential implementing projects in the Residential District. Due to the potentially significant nature of this impact, mitigation would be required. Adherence to the existing Ordinance No. 847, *General Plan* policies, and MM NOI-1 through MM NOI-7 listed above would substantially reduce stationary source noise impacts associated with the Plan (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced, but cannot be entirely eliminated, through compliance with policies, ordinances and mitigation noted above, and will be implemented by the County on a project-by-project basis. Therefore, impacts would be potentially significant, adverse and unavoidable.

For temporary Noise increase EIR No. 524 concluded that during the future construction of implementing projects within the Plan area, sensitive receptors may be exposed to periodically high noise levels associated with construction activities, such as jack-hammering and large equipment. Implementing projects would be subject to compliance with Ordinance No. 847, Section 2, which exempts construction noise provided that construction of projects located within one-quarter mile from an inhabited dwelling does not occur between the hours of 6:00 p.m. and 6:00 a.m. from June through September, and between the hours of 6:00 p.m. and 7:00 a.m. from October through May. Additionally, Plan compliance with General Plan Policies N 12.1 through N 12.4 would minimize construction noise impacts by requiring the preparation of a construction noise mitigation plan and requiring construction equipment to utilize noise-reduction features. Nonetheless, noise impacts from construction could be significant from time to time throughout the Plan area, such that MM NOI-1 is required.

Implementation of Mitigation Measure NOI-1 would reduce construction noise associated with future implementing projects through the use of site-specific, noise-reduction features. Specifically, NOI-1 would require the use of the best available noise control techniques as well as requiring alternatives to pneumatic power tools. Mitigation Measure NOI-2 includes a list of measures to respond to and track complaints related to construction noise. With implementation of Mitigation Measure NOI-1 and NOI-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2, as well as compliance with Ordinance No. 847 and General Plan Policies, short-term construction noise impacts would be reduced to less than significant levels.

For groundborne noise and vibration, EIR No. 524 concluded that vibration from grading and earthwork activities would occur during the allowable daytime construction hours and would not interfere with daily activities occurring within Category 1 or 2 land uses described in Table 4.12-9 of EIR No. 524, Groundborne Vibration and Noise Impact Criteria. However, the Plan may result in potentially significant groundborne vibrations resulting from proximity between earthmoving equipment and sensitive receptors. Accordingly, MM NOI-7 is required.

MM NOI-7 would require alternatives or control techniques to reduce vibration. MM NOI-7 also requires that alternative methods be utilized should future pile driving activities take place within 50 feet of an occupied or historic structure. Compliance with MM NOI-7, which requires implementing projects to demonstrate that construction activities are controlled and minimized in order to reduce vibration impacts, would reduce the generation and/or exposure of persons or structures to excessive groundborne vibration to less than significant levels. Blasting, if required, would be subject to the County's standard practices and applicable conditions of approval related to site-specific geotechnical and noise studies. Accordingly, impacts associated with groundborne vibration will be less than significant with mitigation.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The identified mitigation under the prior EIR will continue to apply to any implementing projects. Ordinance No. 847 would continue to apply to any implementing projects. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to noise effects on or by the project compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: GIS database, Riverside County General Plan Housing Element; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a) The EIR No. 524 concluded that the Plan is by definition growth inducing, in that it provides a plan for accommodating future increases in population, housing and employment. It also provides a plan for ensuring that adequate infrastructure, public services and other elements necessary to ensure quality of life are provided to serve that growth. The proposed Wine Country Community Plan will continue this process of inducement.

b) The EIR No. 524 concluded that while isolated residential structures may be located within areas designated for commercial uses, the Plan will not include changes that would result in the substantial displacement of housing.

c) The EIR No. 524 concluded that while isolated residential structures may be located within areas designated for commercial uses, the Plan would not include changes that would result in the substantial displacement of people or housing that would necessitate the construction of replacement housing.

d-f) The EIR No. 524 concluded that because the Plan will have no impact as to either of the Population and Housing thresholds discussed above, the Plan will likewise result in no cumulatively considerable impacts under either of these thresholds. Thus, cumulative impacts will be less than significant.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not lead to intensification in either the number of implementing projects or the intensity of uses that would lead to additional population and housing impacts beyond those already discussed under the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to population and housing compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. **Fire Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

The EIR No. 524 concluded that the County Fire Department estimated that, pursuant to the County's standard of one new fire station and/or engine company per 2,000 new dwelling units and/or 3.5 million square feet of commercial/industrial occupancy, as many as three additional fire stations may be needed to meet anticipated service demands; however, the availability of sufficient funding to equip and staff such new facilities may not be available over the long term and the ability of the Department to negotiate for adequate funding for either construction or long-term staffing with individual developers is uncertain. Accordingly, mitigation is required to reduce this impact.

MM FIRE-1 through MM FIRE-5 will reduce impacts by requiring that implementing projects analyze traffic impacts and effects on emergency response time, participate in a fire mitigation fee program, prepare a fire protection/vegetation monitoring program, ensure fire access to all lots, and provide for water lines and hydrants sufficient to meet fire service needs. Nonetheless, because of the uncertainties in future fire facility needs, the timing of construction of those facility, and the availability of funding, a potentially significant impact may result. It would be infeasible to construct all such facilities now, because the location of future residential and commercial development (and their attendant need for such services) is unknown. Additionally, the construction of a comprehensive network of fire facilities at this time would result in air quality, noise, GHG, traffic, and other impacts when there is not presently a need for an extensive network of such facilities. Accordingly, this impact will remain potentially significant and unavoidable.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the intensity of development in the area leading to greater impacts on fire services. Regardless, all prior mitigation will continue to be required for any future implementing projects. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to fire services compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The EIR No. 524 concluded that the Plan would facilitate future implementing projects, and therefore, could indirectly increase the demand for law enforcement services within the Plan area. The County Sheriff's Department would provide law enforcement services to the Wine Country area as it does now. It currently meets the General Plan-stated goal (General Plan EIR No. 441, Mitigation Measure 4.15.2C) of 1.5 officers for each 1,000 residents. Additionally, the EIR determined that implementation of the Plan would result in an overall 33 percent reduction in the number of permanent residents within the Plan area as compared to what it is provided for in the current General Plan. Accordingly, the Sheriff's Department would not be required to increase staffing beyond previously anticipated levels to serve the resident population.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the intensity of development in the area leading to greater impacts on sheriff services, and would not alter the conclusions from the Sheriff's Department as it relates to a needed increase in staffing. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to sheriff services compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

38. Schools

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

The EIR No. 524 concluded that the Plan would result in a reduction in the number of residential units constructed within the Plan area as compared to the number anticipated pursuant to the current General Plan and anticipated by the Temecula Valley Unified School District, which would serve the Plan area. As shown in Table 4.13-9, Wine Country Student Generation (Page 4.13-21 of the Final Program EIR No. 524), residential implementing projects within the Plan area would not exceed 1,433 students at full build-out, spread between elementary, middle school, and high school.

As shown in Table 4.13-3 (Page 4.13-6 of the Final Program EIR No. 524), the Temecula Unified School District has school facilities available to serve the Plan area with unused capacity sufficient to accommodate 1,406 elementary students, 1,268 middle school students, and 868 high school students and, therefore, will have sufficient capacity to handle additional numbers of students generated by implementing projects facilitated by the Plan. Since all residential and non-residential implementing projects would be required to pay school impact fees in effect at the time of development, which are intended to fully mitigate project impacts on public schools, the Plan's impact on public school facilities would be less than significant.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the intensity of development in the area leading to greater impacts on school services and will not increase the potential number of residential units leading to an increase in student enrollment on existing schools. Therefore, the project would not result in new or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantially more severe significant environmental impacts relating to schools compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

39. Libraries

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

The EIR No. 524 concluded that based on the current Riverside County standard; there are insufficient library facilities available to provide the targeted level of service to the Plan area and the balance of the service area of the two existing libraries in the Temecula area. The Plan would reduce the total anticipated population within the Plan area at buildout and would therefore reduce the Plan area's contribution to demand for library services and facilities. However, the increase in demand for the Plan compared to currently existing conditions would still exceed the capacity of library facilities.

Riverside County Ordinance No. 659 requires all new residential, industrial, and commercial development to pay development impact fees to offset impacts to existing and future public facilities. For library services these funds are collected and used to provide both library services and construction of new facilities pursuant to the Public Facilities Needs List. General Plan policy LU 5.1 ensures that Riverside County shall take action to ensure that development does not cause growth to exceed acceptable levels of service.

One mitigation measure prepared for the 2003 General Plan was adopted to set specific levels of services for libraries (i.e. Riverside County shall provide a minimum of approximately 0.5 square foot of library space and 2.5 volumes per County resident). Nonetheless, there is an existing deficiency in library facilities both locally and Countywide based on the County's current standard and, therefore, implementing projects within the Plan area would make an indirect but cumulatively considerable contribution to that existing deficiency, resulting in a potentially significant cumulative impact on library facilities and services.

Additionally, the EIR finds that, aside from the collection of DIF fees to fund future library improvements, there are no feasible mitigation measures to further reduce the impact on library services. It would be infeasible to construct additional libraries now, because the location of future residential and commercial development (and their attendant need for such services) is unknown. Additionally, the construction of additional libraries at this time would result in air quality, noise, GHG, traffic, and other impacts. Accordingly, this impact will remain potentially significant and unavoidable.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the intensity of development in the area leading to a greater level of impact on libraries as compared to what was evaluated in the prior EIR. Therefore, the project would not result in new or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantially more severe significant environmental impacts relating to libraries compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

EIR No. 524 concludes there are no impacts to Health Services.

As discussed above, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to health services compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-c) The EIR No. 524 concluded that there is a County of Riverside established standard of five (5) acres of parkland for each 1,000 residents of the County for some areas and three (3) for others. At the present time that standard has not been met and a countywide deficiency exists. In the immediate vicinity of the Plan site, the County operates the Lake Skinner Park and recreational facilities. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addition of nearly 44,000 tourists annually to the Plan area would significantly impact the surrounding region and place new burdens of use on existing and future regional and local recreational and park facilities in addition to those that can be anticipated through the build-out of the Temecula and Murrieta General Plans and the balance of the County General Plan and Southwest Area Plan. The Plan requires mitigation to lessen the impacts. All implementing projects within the Plan area shall participate in any future trails phasing and financing plan being developed by the County (MM PSU REC-1). Prior to the approval of any implementing project within the Plan area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval (MM PSU REC-2). MM PSU REC-3 requires the County Regional Recreation and Park District to negotiate, where feasible, joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the Project area.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project is not anticipated to increase the intensity of use of any of the existing or planned recreational opportunities in the area. In fact, as discussed below under Section 42, the original Plan actually helps create additional recreational trails for additional recreation and transportation options. Additionally, all implementing project will comply to MM PSU REC-1, MM PSU REC-2, and PSU REC-3 to mitigate impacts to relating to parks and recreational facilities. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to recreation compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

The EIR 524 concluded that there are no impacts to Recreational Trails. The Plan requires implementation of the existing trails network of the General Plan to encourage non-motorized mobility and connectivity to regional recreational areas.

See prior discussion under Section 41 above. As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating recreational trails compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-i) The EIR No. 524 concluded that the long-term operational traffic resulting from the Plan would contribute to degradation to the performance of the circulation system in the Plan area in comparison to existing conditions. Although the Plan generally improves operations compared to the adopted General Plan, implementation of the Plan would still contribute to increases in traffic volumes and degradation of levels of service that would result in a significant and unavoidable impact with regard to performance of the circulation system.

Additionally, as discussed in Chapter 4.14 of the Final Program EIR No. 524, the Plan conflicts with an existing Congestion Management Plan by degrading operations from an acceptable LOS C or better to LOS D, E, or F at the following intersections:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Winchester Road at Nicolas Road
- Margarita Road at Rancho California Road
- Rancho California Road at Ynez Road
- Los Caballos Road at Temecula Parkway
- Camino del Vino at Glen Oaks Road
- Camino del Vino at Monte De Oro
- De Portola Road at Pauba Road
- Pauba Road at Temecula Parkway

The Plan adds traffic to Anza Road south of Rancho California Road operating at an unacceptable LOS F.

Future implementing projects are subject to the EIR No. 524 mitigation measures. Additional site-specific conditions of approval will be developed during the development review process, as required by Mitigation Measure TRF-1. Specifically, TRF-1 requires future development within the Project to prepare a focused traffic study that will assess the following to ensure consistency with the assessment prepared for the Project:

- Trip generation comparison to estimates assumed in the EIR
- Parking assessment
- Site access and on-site circulation assessment
- Interaction of driveways with adjacent intersections (if appropriate)
- Additional assessment deemed appropriate by the County of Riverside Transportation Department

These supplemental traffic impact assessments for individual developments within the Plan will assist in assessing the phasing of development within the Plan area and will assist in identifying when improvements will need to be constructed to accommodate new development as it occurs over time in Plan area so that adequate LOS is maintained.

Adherence to the existing General Plan policies, Plan Design Features and mitigation measures TRF-1 through TRF-3 would substantially reduce impacts associated with the Plan. Mitigation Measure TRF-2 specifically indicates consideration of a shuttle for special events, pursuant to the required Traffic Management Plan. Future implementing projects will require separate discretionary review as described in measures TRF-1 through TRF-3, and as specifically set forth in measure LU-1. Further, TRF-3 requires that the County implementing a Traffic Impact Fee Program for the area in order to acquire sufficient funding to pay for traffic improvements.

Ultimately, however, the County lacks legal authority to guarantee implementation of mitigation measures and associated road improvements located within the jurisdiction and control of the City of Temecula and/or Caltrans, and, consequently, cannot assure that such improvements will be in place when needed to avoid unacceptable LOS levels. Therefore, because measures outside of the County's jurisdiction are legally infeasible for the County to enforce, these potential impacts must be considered significant and unavoidable.

In addition to EIR measures TRF-1 through TRF-3, the EIR also includes measures GHG-1 and GHG-2 which serve to reduce traffic impacts through trip reduction measures including encouraging transit and other non-vehicular travel. However, not all impacts will be reduced to a level that is less than significant. Therefore, a potentially significant impact with regard to conflicts with existing applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plans and performance of the circulation system, as well conflict with the County Congestion Management program, is still likely to occur.

EIR No. 524 concluded that in terms of cumulative impacts relating to traffic and circulation, the Project may, in combination with existing conditions and other future implementing projects, result in potentially unavoidable significant cumulative impacts in the areas of:

- conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system
- level of service degradation to unacceptable levels

The Plan has incorporated various Plan Design Features to avoid or reduce these potential impacts, which are best addressed at a regional level through the County's General Plan and development review process. The Plan's traffic analysis compares General Plan buildout under the "Project" and "No Project" scenarios, both of which show unavoidable significant impacts. The Plan's impacts, although significant and unavoidable relative to existing conditions, represent less traffic and fewer associated impacts when compared to the current General Plan and policy areas. Adherence to the existing General Plan policies, Plan Design Features and mitigation measures TRF-1 through TRF-3 would substantially reduce impacts associated with the Plan. Mitigation Measure TRF-2 specifically indicates consideration of a shuttle for special events, pursuant to the required Traffic Management Plan. Future implementing projects will require separate discretionary review as described in measures TRF-1 through TRF-3, and as specifically set forth in measure LU-1, all future development within the Plan shall be required to prepare a focused traffic study.

These unavoidable impacts are due primarily either to intentionally "down-sizing" certain roadway segments to maintain the Plan area's rural nature (and therefore road widening is not feasible) or due to certain improvements being outside the jurisdiction of the County of Riverside (in Temecula, or in Caltrans jurisdiction, where the County cannot ensure the timeliness or nature of future improvements). In addition, the County cannot guarantee that right-of-way necessary to make needed road improvements can be obtained timely to make such improvements in order to avoid unacceptable LOS occurring as a result of new development.

The EIR No. 524 concluded that the closest municipal airport to the Plan is the French Valley Airport, located approximately three (3) miles northwest of the project boundary. The Plan is outside of the French Valley Airport's zone of influence, and would not result in a change in the air traffic patterns for French Valley Airport. The Plan area has one or more small private airstrips or heliports that would not be affected by the Plan, in terms of changing air traffic activity levels. Hot air balloon rides takes place within the Plan's area, however, the Plan will not increase the use of the balloons beyond what is currently contemplated in the County's General Plan.

The EIR No. 524 concluded that the Plan does not authorize the construction of specific roadway projects. Rather, it presents a process and basic framework within which priorities are established, and specific projects and action will be undertaken in the future within the Plan area. Nonetheless, to assure that any future traffic improvements do not introduce hazardous design features, implementation of EIR No. 524 MM TRF-4 will be required. All such future roadway projects would be required to comply with design standards set forth by the County and the Plan, and adherence to these standards would not permit any hazardous design features or incompatible uses on roadways in the Project area. MM TRF-4 requires all transportation related improvements in the Project area be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the Plan; therefore, this impact is considered to be less than significant with implementation of MM TRF-4.

The EIR No. 524 concluded that the Plan includes a series of connectivity that will provide for servicing emergency personnel and the Plan is not anticipated to result in inadequate emergency access. Detailed emergency response time information is provided in Section 4.13, Public Services, Recreation and Utilities of EIR No. 524. Nonetheless, to assure that future implementing projects do not result in unanticipated significant impacts to emergency services, implementation of EIR No. 524 MM TRF-2 and MM TRF-5 will be required.

All implementing projects in the Plan area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County's discretionary application review process. The Plan is not anticipated to result in inadequate emergency access or impacts to public transit because MM TR-2 requires site-specific traffic management plans (TMPs) for each individual implementing project at the time of project design to reduce traffic and circulation impacts resulting from construction. Additionally, MM TRF-5 would reduce programmatic impacts related to emergency service access by requiring that emergency services personal review each implementing project to ensure that proper emergency access is provided. Furthermore, operation of implementing projects requires review by appropriate emergency services personnel to ensure adequate emergency access is provided. Therefore, the Plan is not anticipated to result in inadequate emergency access with implementation of the above mitigation measures.

The EIR No. 524 concluded that the Plan would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and would comply with existing public transit, bicycle and pedestrian facility plans. Nonetheless, to assure that future implementing projects do not result in unanticipated significant impacts to traffic planning or public transit, implementation of EIR No. 524 Mitigation Measure TRF-1 through TRF-5 will be required.

The Plan would also include measures and policies that support use of alternative modes of travel, including provision for transit along key circulation corridors. SWAP Policy 1.7 reinforces the County's commitment to develop an integrated regional trails network. The County will also require special events, where appropriate, to utilize shuttle services and/or coordinated use of the City's old town parking structure. Therefore, this impact is considered less than significant.

The Traffic and Circulation mitigation measures addressed above reduce traffic impacts to less than significant levels because proposed implementing projects shall be required to comply with existing regulations, ordinances and the mitigation measures stated in the Mitigation Monitoring and Reporting Program (MMRP) TRF-1 through TRF-5. These measures require implementing projects to provide traffic impact studies and traffic management plans that will ensure compliance with existing regulations, ordinances, and will require County approval and approval by appropriate emergency services personnel, which will ensure adequate improvements are provided. These measures also require implementing projects to contribute to the payment of Traffic Impact Fees that will fund improvements to freeways, roadways and intersections that will ease traffic congestion potentially created by implementing projects.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All of the prior mitigation measures

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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identified under EIR No. 524 will continue to apply to any implementing projects. Further, site specific analysis including CEQA would be required for future projects, with additional mitigation as may be required. Regardless, the proposed project would not increase any of the traffic impacts already identified and evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating traffic compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

44. Bike Trails

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

EIR 524 Mitigation Measures AQ-2 requires compliance with the Trails and bikeway policies for the General Plan and AQ-3 to include bicycle parking and horse hitch posts (where applicable) to mitigate impacts to Air Quality . The Plan requires implementation of the existing trails and bikeway network of the General Plan to encourage non-motorized mobility and connectivity to regional recreational areas.

As discussed prior, none of the project’s components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating bike trails compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-b) The EIR No. 524 concludes that the water providers for the Temecula Valley Wine Country Region are the Rancho California Water District (RCWD) and the Eastern Municipal Water District.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As a result of the planned changes in both the number of acres of active use included within the Plan area and the amount of agricultural activity and number of residential units anticipated within the Plan area, the RCWD projects a total net increase of approximately 38% of additional water demand based on the proposed uses of the Plan. Table 4.13-11, Existing/Proposed Land Use Designation Changes Impact on Water Demand, and Table 4.13-12, Summarized Water Demands Comparing Existing Proposed Land Use Changes in EIR No. 524 summarizes the net increase in water demand between the existing condition and proposed buildout of the Plan area. These tables indicate a potential water demand increase of 10,336 acre-feet/year as compared to the demand projection for the area used in the 2010 UWMP. Accordingly, implementation of EIR No 524 MM PSU Water-1 and PSU Water -2 is required to reduce potential impacts to water supply.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. For any implementing projects, site specific analysis related to water use and any potential physical environmental impacts would continue to be required, as well as compliance with MM PSU Water-1 and PSU Water-2. Further, the proposed project is not anticipated to result in an intensity of use that would translate to greater increases in potential water demand. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating water supply compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-b) The EIR No. 524 concluded that the Plan area lies within the service area of the Eastern Municipal Water District, which has the ability to provide treatment for wastewater generated by implementing projects facilitated by the Plan at its Temecula Valley Regional Water Reclamation Facility (TVRWRF). The facility has capacity to receive and treat up to 18 million gallons per day (mgd) of wastewater inflow while currently receiving approximately 12 mgd of inflow. The TVRWRF has approximately 4 mgd of excess capacity available with its existing facilities based on current inflow. Accordingly, the facility does not have the capacity to receive and treat the projected 4.21 mgd of new inflow from the Plan area at full build-out, and implementation of the Plan would require the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provision of additional capacity in the existing wastewater treatment facility. Nonetheless, to ensure that all impacts to wastewater and storm sewers are less than significant, implementation to EIR No. 524MM PSU Sewer -1 and MM PSU Sewer -2 is required.

As required by MMPSU SEWER-1, and interim to sewer services in this region, all implementing projects proposed for construction in the Plan area shall provide onsite wastewater treatment to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health and the San Diego Regional Water Quality Control Board (SDRWQCB).

MM PSU SEWER-2 requires that all implementing projects make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project, and/or otherwise ensuring adequate wastewater service consistent with County, Rancho California Water District and Regional Water Quality Control Board requirements, as deemed appropriate by the County during application review. This will ensure that all implementing projects meet water quality standards and comply with applicable policies and regulations adopted by the County, Rancho California Water District and the Regional Water Quality Control Board. Every future project in the Plan area shall have special sewer conditions as established by the County pursuant to the "Temecula Valley Wine Country (TVWC) Draft Conditions of Approval" adopted by the Board on April 24, 2012. With the implementation of these mitigation measures, potential impacts to wastewater and related infrastructure will be less than significant

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. For any implementing projects, site specific analysis related to sewer infrastructure and any potential physical environmental impacts would continue to be required, as well as compliance with MM PSU Sewer-1 and PSU Sewer-2. Further, the proposed project is not anticipated to result in an intensity of use that would translate to greater increases in the generation of wastewater. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating sewer compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b)

EIR No. 524 concluded that the Southern California Association of Governments projects that Riverside County buildout would occur by the year 2040. While some of the currently active landfills have estimated closure dates that predate the build-out year of 2040, expansions of the Badlands and Lamb Canyon landfills are planned that may extend the life of these landfills. In addition, the County of Riverside has guaranteed disposal capacity of 2,000 tons of solid waste per day at the Eagle Mountain Landfill. The Eagle Mountain Landfill has an estimated closure date of 2085, with expansion capability that adds approximately 38 more years of life. As discussed in the Riverside County General Plan EIR No. 441, by the build-out of Riverside County, the County will need to dispose of 4,148,156 tons of solid waste in landfills each year (includes waste generated from the Project). The amount of landfill capacity needed to accommodate this solid waste is directly in line with the County's projected increased landfill need (4 percent per year). Hence, the build-out of the County, which includes waste generated from the Plan area, would not create demands for waste management services that exceed the capabilities of the County's waste management system. Nonetheless, to ensure that all impacts to solid waste are less than significant, mitigation is required.

As required by MM PSU WASTE-1, all implementing Plan proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by Plan's implementing projects that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection. This mitigation measure will substantially reduce the potential waste stream that might otherwise result from the Plan's implementation, thus reducing potential impacts to solid waste facilities.

Further, MM PSU WASTE-2 requires that all implementing Plan proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines. This measure will help protect against any secondary effects that might otherwise occur from the improper disposal of hazardous wastes.

MM PSU WASTE-3 requires that all implementing projects with a residential Homeowners Association (HOA) establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project's HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&R's. This measure will also help to divert a portion of the waste stream that might otherwise result from the Plan, by ensuring that green wastes area recycled and reused.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM PSU WASTE-4 requires that prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials. This measure provides an enforcement mechanism to ensure that individual implementing projects are complying with waste reduction and diversion requirements imposed by the Plan.

MM PSU WASTE-5 requires that prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the Plan. This measure will ensure that landscaping is designed in such a manner as to reduce the amount of generated green waste that results from Plan implementation. With the implementation of these mitigation measures, potential impacts to solid waste will be less than significant

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Any implementing projects will continue to adhere to applicable federal, State, local requirements and regulations, and EIR No. 524 mitigation related to solid waste. Further, the proposed project is not anticipated to result in an intensity of use that would translate to greater increases of solid waste during either construction or operations of any future implementing projects. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to solid waste compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact:

a-g) The EIR No. 524 analyzed each utility individually and concluded that there is enough service capacity to provide all services to meet the increase of proposed uses in the Plan. No mitigation was required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4818

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

12. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: EIR No. 524, EIR No. 441

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

13. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

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